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Date: Fri, Jun 19, 2020 at 1:40 PM

Subject: 7 Ridgeway zoning appeal

To: <[JBarrett@a2gov.org](mailto:JBarrett@a2gov.org)>

Cc: Gillian Feeley-Harnik <[gfharnik@umich.edu](mailto:gfharnik@umich.edu)>, Kraig Salvesen <[kraig.salvesen@gmail.com](mailto:kraig.salvesen@gmail.com)>

Mr. Barrett and the Ann Arbor Zoning Board of Appeals -

I understand that I may have missed the noon Friday deadline, but it is my further understanding that this letter will be added to the packet prior to the Wednesday hearing for consideration by the Board. Please notify me immediately if that is not the case.

As regards the zoning appeal for 7 Ridgeway which was continued from April to June, I remain in opposition to any variance that would expand the current setback lines and allow a disproportionately large structure to be built as compared to the more modestly sized houses that currently surround it. The fact that the setbacks were included in the deed restrictions for me emphasizes the importance of the clear intent of maintaining those setbacks over the long term. Now is not the time to change them.

I am the owner of 33 Ridgeway Street (the northwest corner of my lot touches the southeast corner of #7 and I also share a boundary line with #3). I moved onto this beautiful street in 2013. Since moving in I have made two substantial changes to the footprint of my house, extending it on the northern end and replacing a garage with a carport on the southern end. In neither instance did I violate any zoning restriction or seek a variance, even when the zoning ordinance changed in 2018 just prior to beginning construction on the carport. This untimely zoning change required an architectural redesign of my project (at increased cost) and resulted in a significantly more limited vision of the remodel. I sought no variance because I understood the reasons for the existing ordinances (even the new one), and respected the need and desire to maintain the essential character of this beautiful neighborhood and street that had attracted me here to begin with.

I will not repeat the arguments of my neighbors, who have thoroughly researched the history of the property and its subdivision, and who have made the case for rejection of the appeal as forcefully and effectively as I ever could. I strongly request and recommend that you review in detail all of that research and information that supports their position against granting the variance. The efforts of the owner to have the best of both worlds - the privacy of the existing house with its beautiful side yard during her time living on the street, while (apparently) also awaiting the eventual opportunity to sell off the undeveloped portion to accommodate a disproportionately sized extravagant structure that will ruin the character and essence of the street - is sneaky to say the least.

The fact that such outsized structures already exist elsewhere on the street does in no way justify yet another one, especially where, as in this case, it would require a variance at odds

with every notion of fairness, equity, reasonableness, and good sense. The fact that the owner actually promoted these values and ideals during the original effort to subdivide the property speaks volumes. She should not now be allowed to simply ignore them in order to expedite her own financial gain now that she is no longer living in the adjacent house.

Thank you for your thoughtful consideration. I and my neighbors trust that you will make the right decision and protect this unique street from unfettered and inappropriate development that would ruin the charming character of what has been built here over the decades.

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