

From: Harold Borkin <borkin@umich.edu>

Sent: Thursday, June 18, 2020 4:04 PM

To: Vander Lugt, Kristen <KVanderLugt@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Gillian Feeley-Harnik <gfharnik@umich.edu>; Kraig Salvesen <kraig.salvesen@gmail.com>

Subject: Zoning board request for Variance on setbacks for 7 Ridgeway street(revised)

Revised Statment To Zoning board of appeals

After reading the discussion from the 1994 request to divide lot 3 and the Planning Departments recommendations from the division of lot 3 into two lots I strongly recommend that that you vote to deny the request to change the setback requirements for lot 7 Ridgeway. The reasons are very clear to me the Planning Departments recommendations state that “ The building envelope is small, but appears sufficient to construct a single-family structure. The owner has been informed that the Planning Department will not support variances for development on this site.” . In the letter from the buyer of the property to the Planning Department the current owner of lot 7 states she understand the Planning Departments position and recognizes the 40 foot setback.

I am an architect living at 18 Ridgeway and am opposed to any changes to the setback requirements for the lot on 7 Ridgeway.

There are several reasons for my opposition: The lot was subdivided from the original property when bought by the previous owner Margie McKinley. It is an minimal sized lot for the for the Zoning and located to close to the existing house at 3 Ridgeway at the time of the dividing of the property I and others living on Ridgeway were opposed to the creation of the new lot. I believe that the lot at 7 Ridgeway should not be given any special consideration for changing the the Required setback requirements either for the front or back.

Another reason for my opposition is the fact that there is no plans for a home to be built on lot. The changes requested are only to make the property more marketable at a higher price. This in fact makes the buildable area of a small lot larger. If a house was planned for the site by a new owner and changes were requested to the Zoning Board. The people living on Ridgeway could evaluate the proposed new residence and there would be a basis for support or opposition of such a request. This would be the normal form for such a request to your Board.

Harold Borkin
Professor of Architecture Emeritus
University of Michigan