

February 21, 2020

Re: ZBA20-002; 210 Beakes Street

Dear Members of the City of Ann Arbor Zoning Board of Appeals,

I am writing regarding the public hearing request ZBA20-002 as it relates to the property at 210 Beakes Street. I will be unable to attend the meeting in person, and I would like to voice my concerns via this email instead. I will make it brief.

My name is Kevin Papak, and I live at 515 N. Fifth Ave. The property being discussed (210 Beakes) is directly behind my building. Our condo association, which consists of four units, has met and discussed the issue even prior to the notice of the public hearing. It is our understanding that the house is currently non-conforming, and yet the owner has already begun additional construction on what we would consider to be not only a complete eyesore to the entire community, but an illegal one at that. My concerns echo those of the other members of my association, and no doubt those of the rest of the surrounding community, and I see absolutely no reason to permit the continuation of this project. I outline the two primary reasons below.

1. The building is already non-conforming, being far too close to the property line. While no one is asking for the problem to be addressed in its prior form, there is no justifiable reason to compound the issue and create a structure looming further over our entire property. While a single story can be mitigated to certain degree with a fence, adding a second story leaves no additional alternatives to reduce the impact of the non-conforming structure.
2. For the unit(s), that directly own the back-yard property backing up to the 210 Beakes lot, this would **without-a-doubt** affect their property value. The amount of privacy lost, as well as the simple fact that it just looks bad are serious things for a future buyer to consider. As one building, our property values are all intertwined, and I have no doubt that this could affect my property value as well.

It is for these reasons that I urge the city to stop this action and deny the request. If I understand correctly, Mr. Fowler had already begun construction, and must have done so without permission from the city. If this is true, Mr. Fowler has been entirely thoughtless and negligent in this, and I would go so far as to say punitive action should be taken by the city.

As a final note, while I am confident that my community is united against the request, the idea that future residents would have to live with our decision had we elected to support it seems to go against the very nature of the city development code, as it was created to protect not just the current, but the future residents of Ann Arbor.

I trust that the Ann Arbor Zoning Board of Appeals will make the easy and correct decision to deny the request, and I urge the city to consider the damage already done by the construction that was begun without permission.

I am happy to discuss the issue further if necessary. I can be reached by phone at 248-760-5874 or email at [kevinpapak@gmail.com](mailto:kevinpapak@gmail.com)

Regards,  
Kevin Papak