

Steven & Chera Tramontin  
1225 Creal Crescent  
Ann Arbor, MI 48103

Zoning Board of Appeals  
C/O Mia Gale  
301 East Huron  
Ann Arbor, MI 48104

August 16, 2012

Re: 1231 Creal Crescent  
Appeal # ZBA 12-016  
Parcel I.D. 09-09-19-320-0214

Dear Board:

We are in receipt of your mailing dated August 6, 2012 regarding an Administrative appeal filed regarding a proposed building at 1231 Creal Crescent, the property directly next door to our home. We plan to attend to the public hearing on August 22, 2012, but would also like the opportunity to make our objections to the Petitioner's proposals known in advance and in writing.

Although we are not privy to the specific building plans of our new neighbors, we understand that that they propose to build a bi-level, four car, detached garage with an apartment on the second floor. We further understand that this proposal was administratively denied due to the fact that it would add a second "rooming unit" to a property located in a single-family zoning district.

Petitioner apparently challenges that this proposed structure apartment fits within the definition of a "rooming unit", or alternatively asserts that a variance is warranted under Ann Arbor Code of Ordinances, Chapter 55, Article IX, Section 5:99. We disagree with both propositions.

Assuming the board employs a plain meaning definition of the term "rooming unit," this proposed separate living area must be defined as such. A separate apartment, with its own independent living space and plumbing cannot logically be deemed as part of the larger, single family home. Petitioner may argue that because a family member is the intended inhabitant, these plans do not violate the single-family zoning ordinance. Our neighborhood, however, consists of families living under one roof in single structure, which carries out the original intent of the zoning. In addition, if and when this property is sold, the new owner may envision an entirely different usage for this additional "rooming unit".

There is nothing exceptional or peculiar to this property which would make an additional rooming unit necessary, and therefore no claim of hardship can be supported. 1231 Creal Crescent already features one of the largest homes in the neighborhood. While we do not purport to know the specific needs of our new neighbors, we fail to see how the largest home on the block would need additional living space more than anyone else. In addition, adding an additional two-story structure to a relatively small ¼ acre lot would be grossly out of scale with the rest of the properties in our modest neighborhood.

Lastly, we would like to express some additional personal concerns with Petitioner's proposal:

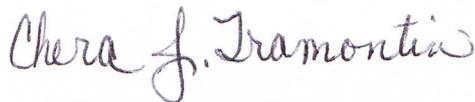
- 1) **Privacy:** The fence which separates our often-used patio and backyard from 1231 Creal Crescent would be rendered virtually obsolete. A towering structure so close to the property line would provide the second floor inhabitant(s) with a bird's eye view of our entire property. (See Photo Attachment A).
- 2) **View:** This structure would significantly hinder our view of the western sky. Instead of trees and clouds, there would be a giant structure as tall as our home hovering mere feet from the property line. (See Photo Attachment B).
- 3) **Devaluation:** The diminished privacy and aesthetics would devalue our property, both personally and for purposes of resale.
- 4) **Water Run Off:** This structure could create run-off potentially leading to standing water and flooding on our property. (See Photo Attachment C).

Thank you for your time and attention. We trust that our objections as stated will be properly weighed for purposes of this appeal.

Sincerely,



Steven P. Tramontin



Chera J. Tramontin





