

**From:** Paul W Steih <[paul.steih@ey.com](mailto:paul.steih@ey.com)>  
**Sent:** Monday, April 26, 2021 1:42 PM  
**To:** Barrett, Jon <[JBarrett@a2gov.org](mailto:JBarrett@a2gov.org)>; Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Delacourt, Derek <[DDelacourt@a2gov.org](mailto:DDelacourt@a2gov.org)>; Hayner, Jeff <[JHayner@a2gov.org](mailto:JHayner@a2gov.org)>; Higgins, Sara <[SHiggins@a2gov.org](mailto:SHiggins@a2gov.org)>; Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>; Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Association Manager - J Keller Properties LLC <[mgmorrison@jkellerproperties.com](mailto:mgmorrison@jkellerproperties.com)>  
**Subject:** RE: 625 N Fourth Ave

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Jon

Thank you for the additional information.

In advance of the meeting on the property referenced above, I wanted to provide pictures of the property and better summarize our concerns related to the current property owner's lack of care for the property and lack of care for the community.

On August 27, 2019, a tree from the property referenced above fell into our property, damaging the fence, windows, screens and siding on our property. We took the pictures (see attached) and made numerous attempts to contact the property owner, both through contacting current tenants and through property records obtain from the City. In addition to our personal attempts, our property manager, Michael Morrison of J Keller Properties, made numerous unsuccessful attempts to contact the property owner to make arrangements to remove the fallen tree. He was completely non-responsive to all of our numerous attempts. After several unsuccessful attempts, we had to pay over \$1000 for the removal and damage to our property, without assistance (or response in any way) from the property owner.


In addition, as evidenced by the attached pictures and members of the community speaking to the Zoning Board in June 2020, the property continues to be in very poor repair and has been in poor repair since we moved into our home in 2016. While the property owner is making an investment in the property today, we have significant concerns that his historical track record will show itself in the future, especially with a property the size and complexity of the request and will have a detrimental effect on the neighborhood. As a result, in the near future, we fear that the property will again be an eyesore to the community in which we live.

Finally, as the structure is only 1.7' from the property line for the City's North Park. The two egress windows current proposed for the north side of the structure appear to extend across the property line into North Park. This does not appear appropriate and we would like to understand how this can be consistent with any zoning regulations.

Best regards

Paul

**Paul W. Steih** | Global Client Service Partner | Assurance Services

 I stand against racism and I support diversity and inclusion

Ernst & Young LLP

Office: +1 313 628 8560 | Cell +1 734 709 0035 | [paul.steih@ey.com](mailto:paul.steih@ey.com)





