

February 19, 2008

Ann Arbor City Clerk's Office  
100 N. Fifth Ave.  
Ann Arbor, MI 48104

Subject: Proposal to Rezone Lower Burns Park Neighborhood Property

To Whom It May Concern:

The purpose of this letter is to formally protest the subject rezoning proposal.

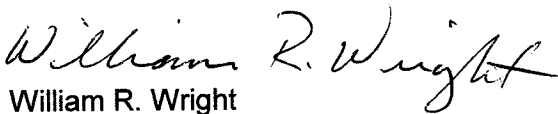
I am the owner of the two-family rental property at 1516 Ferndale Place, within the proposed rezoning area. This property is a purpose-built multiple-family dwelling. It was built on an existing vacant lot after the area had been zoned R4C. I propose that all properties within the proposed rezoning area that were ORIGINALLY built, in good faith, as R4C dwellings be exempt from the proposed rezoning.

It is my understanding from reading the proposed rezoning that it is predicated on the assumption that all multiple-family dwellings within the rezoning area were, at one time, single-family dwellings that have been converted to multiple-family usage. The proposal is further predicated on the assumption that those dwellings could reasonably be re-converted to their original single-family configuration at some time in the future without incurring a loss in market value.

This assumption would be an error for my property. It would not be reasonable to convert this property to single-family, even in the event of a total loss. The single story property has multiple furnaces, multiple full bathrooms and multiple kitchens. That is, the two rental units are identical mirror images of one another, and would be totally unusable as a single-family dwelling. The structure is built over a crawl space, and there is no basement. There is also a 2/3 vehicle paved parking area behind the building. To be converted to a single-family dwelling would require completely razing the building, reconfiguring all utilities and removing the parking area. Essentially, whether the existing property was converted to R1D, or rebuilt due to a total loss, it would have to be returned to its original state as a vacant lot, and a wholly new building and site plan created.

The value of the property is inherent in its income potential. As a single-family dwelling the existing foundation would support a 1600 square foot, single story home without basement. Clearly, an unacceptable loss would be incurred by myself, or any subsequent owner, to raze the existing property and build anew. Discussions with a local realtor confirm my concern that this burden would significantly affect the sale value of this income property.

Thank you,

  
William R. Wright

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