

From: Markley Jr, John <jmmjr@med.umich.edu>
Sent: Thursday, April 16, 2020 9:29 AM
To: Barrett, Jon <JBarrett@a2gov.org>
Subject: Re: ZBA20-005: 7 Ridgeway Street

Mr. Barrett,

Yesterday my wife and I wrote to you of our opposition to the setbacks appeal for 7 Ridgeway, ZBA20-005. Having now read the applicant's application document I wish to point out several significant errors in that document, on page 5.

First, the application states on p.5, item (2),

"2) Unique adjoining yard conditions: the properties to the north is a thru-lot meaning that it has two (2) front yards. The property to the south is fronting Geddes. Essentially this property abuts two rear yards and is the only property on this side of the Ridgeway peninsula that fronts toward the west for access to the property."

This is incorrect. The first sentence, "the properties to the north is a thru-lot meaning that it has two (2) front yards" is true. This is the property owned by my wife and myself, 21 Ridgeway. However, "The property to the south is fronting Geddes" is patently incorrect. The property to the south of 7 Ridgeway is 3 Ridgeway, owned by Mr. Salvesen, and his house fronts on Ridgeway Street (west) and has no frontage whatsoever on Geddes Avenue. The property to Salvesen's south, the Anthroposophical Society headquarters building fronts on Geddes.

In addition the statement " Essentially this property abuts two rear yards and is the only property on this side of the Ridgeway peninsula that fronts toward the west" is wrong. Both 7 Ridgeway and 11 Ridgeway front west, on Ridgeway west.

Second, the statement further down page 5, "As there is no structure to the north nor to the south that allows direct measurement of the front yard..." is wrong. Both my house and that of 7 Ridgeway allow this. In fact, some time last fall my wife and I saw a two-man survey crew in our back yard making measurements using the south-west corner of our house as one reference point and making survey measurements in all directions from there and also on the lot at 3 Ridgeway. When we enquired of

them what they were doing they told us they were hired by the City of Ann Arbor to determine measurements relative to the 3 Ridgeway lot. So presumably the city has these available and they clearly used a structure to the north, our house, as a reference point.

Please bring these comments to the attention of the zoning board at the April 22 hearing.

Thank you,

John Markley, 21 Ridgeway

From: Markley Jr, John
Sent: Wednesday, April 15, 2020 3:53 PM
To: jbarrett@a2gov.org
Subject: ZBA20-005: 7 Ridgeway Street

Dear Mr. Barrett:

Before the original hearing on the matter of the zoning appeal **ZBA20-005: 7 Ridgeway Street** was postponed due to covid-19, my wife and I wrote to you in very strong opposition to this appeal. We are writing again because we cannot find our record of that communication and want to be sure our opinion is heard. We live at 21 Ridgeway (East) and one border of our back yard joins the 7 Ridgeway Street lot in question.

We are very, very opposed to the proposed variances requested, as are all the contiguous neighbors. This lot is far too small to allow a building with the footprint that would be permitted by the setback changes proposed.

We strongly request and urge that the ZBA deny this appeal.

Thank you,

John and Barbara Markley

21 Ridgeway Street, Ann Arbor

734-665-5921

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