

**From:** John Beranek <[jmilob@gmail.com](mailto:jmilob@gmail.com)>

**Sent:** Monday, April 26, 2021 9:00 PM

**To:** [jbarret@a2gov.org](mailto:jbarret@a2gov.org)

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**Subject:** RE 4/28 ZBA21-013 625 N Fourth Ave

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Dear Jon and ZBA members,

My wife and I see no justification for the approval of the Request to Alter a Non-Conforming Structure (ZBA21-013) for 625 N. Fourth Ave. The request should not be approved, based simply on two factors: 1) This project will be a new structure, it is not an alteration as described by the applicant, so should be denied or subject to all the requirements of a new construction. 2) This project will have a detrimental effect on the neighborhood. This 12-bedroom project is well beyond the scope of what should be considered an "alteration" and it does not agree with recommendations of the R4C/R2C Zoning District Study Advisory Committee.

Please read our complete letter attached as PDF. I've also attached two referenced photos and an advertisement for the project.

Please forward to ZBA members and all concerned parties. If you need me to forward to others, please let me know.

Thank you,  
John Beranek  
Karen Park

**\$4,800/mo** 6 bd | 3 ba | 1,172 sqft

625 N 4th Ave, Ann Arbor, MI 48104

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THE HOUSE WILL BE FULLY REMODELED STARTING MAY 1ST TO BE FULLY AND STAND ALONE 6 BEDROOM 3 BATHS HOUSE AND ACCORDING TO THE ATTACHED FLOOR PLAN. THE UNIT WILL BE READY TO MOVE IN ON 9/1/2021.

Large living room with dining space. IT WILL HAVE A Modern kitchen with GRANITE counter tops, ceramic flooring, maple new cabinets, dishwasher disposal, built in microwave oven and 2 FRIDGES.

IT WILL HAVE 3 NEW BATHS with ceramic floors, new fixtures, an attractive vanity and a large 48" shower units.

The outside shell of the house will be new with new blue vinyl siding.

The house being **fully new construction** WILL HAVE well insulated walls, all new windows, new heating and AC system, new electrical and plumbing with high efficiency new appliances throughout.

Large bedrooms with Ceiling Fans and large sliding mirror door closet with closet organizers.

Hardwood floors Throughout.

Free laundry.

Free parking.

**Individual room locks.**

Lovely front yard.

Furnished with above average furniture: 2 leather couches, coffee table, dining table and chairs, double beds, computer desks and built in closet dresser

