

From: Paul Hopkins <paulchopkins12@gmail.com>

Sent: Monday, February 08, 2021 12:50 PM

To: Planning <Planning@a2gov.org>

Cc: Paul Hopkins <paulchopkins12@gmail.com>

Subject: Comments - 909 Duncan Street

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Good Afternoon,

I received the notice today regarding the relief request from Section 5.32.2 for the subject property.

My wife and I fully support the execution of the project and approval of this deviation. The project will only yield good results for our neighborhood by improving the house and ensuring that the very wonderful family who lives there continues to stay in our community.

We live adjacent to the property and ask that you allow work to resume as planned.

Paul and Katelyn Hopkins
915 Duncan Street

From: Susan Kemble <skkemble66@gmail.com>

Sent: Tuesday, February 09, 2021 5:22 PM

To: Planning <Planning@a2gov.org>

Subject: 909 Duncan St Public Hearing

Ann Arbor Zoning Board,

I am writing to you today in support of relief from Section 5.32.2 Alteration to a Nonconforming Structure at 909 Duncan St. Robbins Construction, representing the home owners, should be allowed to move forward with the proposed construction.

Susan K. Kemble

817 Duncan St

734-646-3926

From: Justine Geidosch <jgeidosch@gmail.com>
Sent: Tuesday, February 09, 2021 5:37 PM
To: Planning <Planning@a2gov.org>
Cc: megankanous@gmail.com; akanous1@gmail.com
Subject: 909 Duncan alteration to nonconforming structure

Hello,

I am writing in support of approving the appeal to allow work at 909 Duncan St to continue regardless of the street setback deeming this a nonconforming structure. As homeowner and resident at 929 Duncan St, I am fully supportive and appreciative of the continued improvements to our community. The proposed remodeling does not extend further to the street than the original structure, and therefore I do not see any negative impact of this work to our neighborhood.

Please feel free to contact me if you require any additional input on this matter. I can be reached by email at jgeidosch@gmail.com or by phone at (610)462-3138.

Thank you,

Justine Geidosch

From: Laura Meister <laura_meister@yahoo.com>
Sent: Tuesday, February 09, 2021 5:53 PM
To: Planning <Planning@a2gov.org>
Cc: Megan Kanous (Maddie) <megankanous@gmail.com>; Alex Kanous <akanous1@gmail.com>
Subject: Writing in support of the construction at 909 Duncan St.

As a resident of Duncan Street, I wanted to write in support of the construction project taking place at 909 Duncan Street. My hope is the zoning board acknowledges there is little to be done about setbacks for homes built nearly 70 years ago and allow the homeowners to continue their thoughtful investment into their home and neighborhood.

Thank you,
Laura Meister
818 Duncan Street
Ann Arbor, MI
773-398-2920

From: Adrienne Brady <adriebrady@gmail.com>
Sent: Tuesday, February 09, 2021 6:54 PM
To: Planning <Planning@a2gov.org>
Cc: megankanous@gmail.com; akanous1@gmail.com
Subject: ZBA21 - 001 (909 Duncan Street) Public Hearing

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

To Whom This May Concern at Planning Services,

I am writing this email in regards to the Public Hearing of ZBA21-001 (909 Duncan Street) held by the Ann Arbor Zoning Board of Appeals on February 24, 2021. My name is Adrienne Brady and I am a neighbor of Megan and Alex (who are being represented by Matthew Robbins of Robbins Construction) and would like to submit my **support** of their addition/remodel and have **no issues** with the home nonconforming to the average front setback of the street. Thank you for your time!

All the best,
Adrienne & Thomas Brady
822 Duncan St, Ann Arbor, MI 48103

From: Matthew Sturm <sturm.matthew@gmail.com>
Sent: Tuesday, February 09, 2021 3:18 PM
To: Planning <Planning@a2gov.org>
Cc: Alex Kanous <akanous1@gmail.com>; Megan Kanous <megankanous@gmail.com>; Pam Craven <pamelacraven925@gmail.com>; Karen Craven <karencraven921@gmail.com>
Subject: Regarding ZBA21-001, In support of construction at 909 Duncan St.

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Dear Ann Arbor Zoning Board,

We are writing to express our support for issuing homeowners Alex and Megan Kanous relief from Section 5.32.2, for construction undertaken to expand the second floor of their home at 909 Duncan Street. We are close neighbors at 921 and 925 Duncan and are aware that city zoning requires a minimum setback from the street, which the house absolutely meets.

Alex and Megan are exemplars of “good neighbors” and, in our opinion, would never knowingly compromise that standing by embarking on home renovations that would offend or negatively impact their surrounding neighbors or neighborhood. The expansion of the home as presented is well within acceptable norms for this street, and we welcome it.

Thank you for your time,

Matthew Sturm and Karen Craven
921 Duncan St.

Pamela Craven
925 Duncan St.

From: Emily Hautman Wilson <emily.hautman@gmail.com>
Sent: Wednesday, February 10, 2021 11:16 AM
To: Planning <Planning@a2gov.org>
Cc: Calvin Wilson <cbwilso2013@gmail.com>
Subject: Zoning Board of Appeals - 21-001

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

To the Ann Arbor Zoning Board:

We are writing in support of the appeal requesting relief from section 5.32.2 Alteration to a Non-conforming Structure. The renovations to this home at 909 Duncan will make their home no closer to the street than it is currently. These renovations enhance their home value, and accordingly, raise the value of the entire neighborhood. If they were not undergoing renovations, this "issue" wouldn't have even been discovered. It is unreasonable and unrealistic to expect a renovation like this to require the foundation to be moved further away from the street.

Accordingly, we request that the relief to Section 5.32.2 be granted.

Emily and Calvin Wilson
1001 Duncan St.
(513) 578-4350
(419) 957-4516

From: Robin Schultz-Purves / Yoga Rising <robinsp@umich.edu>
Sent: Thursday, February 11, 2021 9:27 AM
To: Planning <Planning@a2gov.org>
Cc: Willio <wpurves@gmail.com>
Subject: ZBA21-001. 909 Duncan st A2

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

To The Zoning Board of Appeals,
We live at 910 Duncan (a neighbor of the property in review) We have no issue with the proposed construction @ 909 Duncan st.
Please contact us if you have any questions, thank you,
Robin Schultz-Purves & Will Purves
robinsp@umich.edu
wpurves@gmail.com

From: Ben Szymanski <brszym@gmail.com>
Sent: Friday, February 12, 2021 9:08 AM
To: Planning <Planning@a2gov.org>
Subject: ZBA21-001; 909 Duncan Streer

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello,

We live at 920 Duncan and are writing in strong support of allowing our neighbors at 909 Duncan Street to alter their non-conforming structure. Allowing them to alter the structure encourages families like them to view our neighborhood as a long term place to settle, and we support the improvements whole-heartedly!

Rachel & Ben

920 Duncan Street

From: John Squires <squires@umich.edu>
Sent: Tuesday, February 09, 2021 11:40 AM
To: Planning <Planning@a2gov.org>
Subject: variance at 909 Duncan Street

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

My name is John Squires, I live at 916 Duncan, right across the street from 909. I have no problem with granting a setback variance as it appears that the house was platted incorrectly when it was built. Adding a second story only helps my property values and does not affect the ambiance of the neighborhood. Please grant the variance to 909 Duncan.

Yours sincerely. John Squires, 916 Duncan, 7348832308 squires@umich.edu

From: David Hyatt <davidahyatt@yahoo.com>
Sent: Monday, February 22, 2021 4:47 PM
To: Planning <Planning@a2gov.org>
Cc: megankanous@gmail.com; akanous1@gmail.com
Subject: Zoning Relief - 909 Duncan St.

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello,

I am writing today to offer my support for the zoning relief requested by the owners of 909 Duncan St. I live next door at 907 Duncan and fully support the changes they are making to their house.

Thank you,

David Hyatt

From: Bob Hospadaruk <hospadaruk@gmail.com>
Sent: Tuesday, February 23, 2021 12:29 PM
To: Planning <Planning@a2gov.org>
Cc: Alex Kanous <akanous1@gmail.com>
Subject: ZBA21-001; 909 Duncan Street - Neighbor Comment

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello Planning Services,

Concerning tomorrow's hearing on ZBA21-001; 909 Duncan Street: They are neighbors of ours a couple of houses away. I would like to share our support for their requested relief from Sec 5.32.2 about the non-conforming setback of their house. Please grant their request for a variance, the house's current setback is completely a non-issue for my wife and I. We are really surprised that a house this old, *on the best street in Ann Arbor :-)*, would be considered as non-comforming anyway. Thanks for your consideration!

Sincerely,

Bob Hospadaruk PM
837 Duncan St - Owner

Secretary, Zal Gaz Grotto No. 34
zalgaz.org | facebook.com/zalgazgrotto

