From: Susan Lebold <susan.lebold@gmail.com>
Sent: Wednesday, April 15, 2020 5:24 PM
To: Barrett, Jon <JBarrett@a2gov.org>
Subject: zoning appeal for 7 Ridgeway St.

Hello - I would like to respectfully submit my objection to any expansion of setback boundaries for the undeveloped property located at #7 Ridgeway in Ann Arbor. I live on this street (#33) and the northwest corner of my lot looks out onto #7. In recent years I have witnessed two large homes being built on this small street. In both cases the homes are much larger than the size of the lots would suggest were appropriate, and one of them is a particular eyesore that is so large and so close to the curb that it overwhelms the whole street.

Just because a large house theoretically fits onto a small postage stamp of a lot doesn't mean it should be built. Moving the setback lines to allow a much larger structure on a small lot (the intent presumably being to increase the investment value of the lot prior to its sale) violates the intent of having the setback rules in the first place. It also risks devaluing the other properties on the street due to the lack of compatibility with the other houses nearby that are within the required setbacks. I believe zoning rules are intended to reasonably manage development in a way that is conducive to a sense of community scale and continuity within neighborhoods. I can think of no compelling reason that a larger home is needed on that small space of land on a narrow street that doesn't even have room for on-street parking.

Please do not grant an expansion of the setbacks for #7. A perfectly functional and habitable and charming house can be built within the existing lines.

Thank you for your consideration.

Susan Lebold, JD, LMSW