

**From:** Planning  
**Subject:** ZBA23-0033 [Comments for the record]

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**From:** Ozzerby Johnny  
**Sent:** Sunday, November 19, 2023 11:48 AM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** ZBA23-0033 [Comments for the record]

To whom it may concern,  
I'm writing regarding ZBA23-0033, a request for relief for a non-conforming structure at 819 Russett Road.

- I am a neighbor living within 300' of the project, and received a notice about the ZBA meeting
- While I do not live adjacent to the property, I personally find this request to be **entirely reasonable**, especially owing to the fact that the existing home was built (likely done in 1955) in proximity to the side lot at a distance that doesn't conform to today's rules. And if those were the rules in 1955, then blame lies with the city inspectors who approved it 68 years ago. The city should not penalize the current homeowners in that case.
- I find it hard to believe that the side lot setback requirement is 5 **yards**; I'm guessing that the notice I received in the mail has a typo and that the setback is actually only 5 **feet**
  - While I haven't seen the plans, I do see that the neighbors on both sides have a garage (north) and a carport (south) adjacent to the home owner's side property lines. In my opinion, adding a second story on either side of the existing home would not encroach on the privacy of the existing neighbors' living space.
  - If the concern is for fire safety, then I'd argue that being off by 1.5" out of a required 60" will hardly matter in the unfortunate case of a fire. By my calculation the existing structure is 97.5% conformant (2.5% non-conformant) [ $1.5/60 = 0.025$ ]. That's an **A+** on most grading scales.
- I also find this to be a reasonable request for the expansion of the home for personal use and quality-of-life improvements.
  - The homes in the Pauline Acres subdivision are quite small and should be considered "starter home" class dwellings
  - The cost of moving to another Ann Arbor home is prohibitive because of soaring real estate values and high interest rates. When faced with the decision to move or to improve, the choice is clear given the cost factors and the quality of life considerations surrounding this Eberwhite neighborhood.
  - Over the numerous years I've lived in this neighborhood, many homeowners have made improvements akin to these. Denying this variance would likely force this family to move into a larger home at considerable expense because of **a mere 1.5 inches**. This would not be fair, from my standpoint. Additions of this nature have done nothing but improve the Pauline Acres subdivision.

Please accept my comments regarding the addition as being **in full support of the variance request**.

Kindly,  
An anonymous Pauline Acres neighbor