

From: Diane McCarthy
Sent: Monday, May 13, 2019 3:01 PM
To: Planning <Planning@a2gov.org>
Cc: Dave Schwab
Subject: Fwd: 2829 House Addition

Re: ZBA19-009; 2829 Catalpa Circle
Below is a copy of the email we sent to Mas(s)oud Ahmadmehrabi which serve as our comments regarding the proposed addition to 2829 Catalpa Circle.

Thank you,
Diane McCarthy
David Schwab
2831 Catalpa Circle
Ann Arbor, MI 48108
734-975-6888

----- Forwarded message -----

From: Diane McCarthy <dmccarthy.email@gmail.com>
Date: Mon, May 13, 2019 at 2:46 PM
Subject: 2829 House Addition
To: <mehr_42@yahoo.com>

Massoud,

Thank you for sending copies of the plans for the proposed addition you want to add to the property you own next door to ours. While discussing your reasons for the addition you provided a general description of the dimensions. After having viewed the actual dimensions from the plans we'd like to confirm our understanding and share subsequent thoughts:

It's our understanding the purpose of the addition is because you consider the living room in the house too small and dark. From the plans, we understand the 30 foot utility easement running through the back of our properties prevents building an addition on the back of the house so you are instead choosing to build on the side of the house and are applying to the city for a zoning variance to be allowed to have your addition extend several feet into the 30 foot easement.

Following consideration, our thoughts are:

- We respect your desire and right to make modifications on your property within your legal right, and with consideration towards how those modifications affect others.
- It appears building into the back easement would not adversely affect our property, although we can't predict what the effects would be in terms of how utilities are accessed when necessary.

There are some things you either may not have considered, or weighted more lightly than someone might with an outside perspective. These are:

- From what we've observed in our neighborhood, the location of the addition is highly unusual for our subdivision. Most additions are built back into the yard or as a second story.
- The pentagon design is incongruent with the design of your house. While it may look good from inside the house, from the outside it doesn't blend into the structure of the house. It simply looks like a protrusion off the side of the house.
- Our strongest concern regards the five windows on the proposed addition facing directly towards our back yard, 6 feet from our property line. Although we have several backyard neighbors whose windows overlook our property from what I would guess to be a distance of at least 60 feet, yours would be looking directly into our property, affecting any sense of privacy. Economically speaking, it is possible this addition peering into our yard will turn off prospective buyers when we decide to sell, unless we replace the current four foot chain-link fence with more opaque fencing so the addition doesn't appear intrusive from this end. It's important for you to consider that any remedy to this issue would most likely also reduce the amount of sunlight you're hoping to gain.

Having given the issue further consideration following our viewing of the plans, we support your right to seek the variance but we cannot voice support for the addition.

Sincerely,

Diane McCarthy
David Schwab
2831 Catalpa Circle
Ann Arbor, MI 48108
734-975-6888

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"It may be that when we no longer know what to do we have come to our real work and that when we no longer know which way to go we have begun our real journey."

Wendell Berry