

Subject:

Variance Application 504 Concord Pines

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From: chris cook Sent: Tuesday, July 22, 2025 6:40 PM

To: Planning <Planning@a2gov.org>; Lindsay Higgins; Rita Ross

Subject: Variance Application 504 Concord Pines

As a former president of Earhart Village Homes Association, I urge the zoning board to deny the request of William Miller, the owner of 504 Concord Pines.

This precisely the same issue—the distance of the set back to our boundary—that we went through with Toll Brothers during my term as president five or six years ago during the construction phase of Concord Pines. That's when the 40-foot setback was negotiated and established. Mr. Miller effectively wants to reduce that to 36-feet.

I hope the applicant is aware of that history, which revolved around the issue of the appearance and character of the neighborhood. When I left the board, we had been given plans in which Toll Bros. would make Concord Pines homes single-story, to fit more with the character of the new developments surrounding. What appeared later were the McMansions where Mr Miller lives. And Concord Pine was a disruption we had to live with. But, such is life.

Now, here comes Tolls' offspring, Mr. Miller, with a request to create what visually is a huge addition. About one third the size of his home.

We are on slippery slope here, down which we have good reason to expect others at Concord Pines will want to follow. Approval of this application would permit a dramatic visual change to the neighborhood, already altered once Concord Pine's presence. Effectively, this application now asks to be allowed to make an already ugly imposition even uglier, adding what amounts to an architectural bubble-butt to the rear end of their homes.

I also ask that you deny this request because, as I'm sure you have already seen before, once one person is allowed to make such a dramatic change, others will feel free to follow suit. Then there is further erosion of the neighborhood's look and feel, and there is no recourse.

Christopher Cook
851 Greenhills Drive
Ann Arbor, MI 48105
(734) 604-6254 (cell)