

Subject: 504 Concord Pines variance

From: AJ Wilhelm
Sent: Tuesday, July 22, 2025 10:37 AM
To: Planning <Planning@a2gov.org>
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Hello Zoning Appeals Board:

My name is AJ Wilhelm and I am the co-owner of 710 Greenhills Drive writing to express opposition to the request by Phillip Miller to waive the R1B variance to build an excessively large screened porch at 504 Concord Pines.

Put simply Mr. Miller wants to build this large porch too close to the Earhart Village property lines. There are existing agreements between Earhart Village and the Developer of Concord Pines made during the Concord Pines planning stage to strictly adhere to a 40 foot rear yard setback. Mr Miller's request is to ignore those agreements that currently create a harmonious relationship between developments.

If Mr. Miller is given a waiver and allowed to break these agreements our property will be negatively affected, the agreements will be invalidated and bad precedent will be set. Therefore I strongly recommend that you reject Mr. Miller's request for a waiver to the 40 foot yard set back.

Kindly,

AJ Wilhelm
710 Greenhills Drive
202-251-0989

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