

Manor, Courtney

Subject: Variance Request from 504 Concord Pines

From: Francis Blouin

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To: Planning <Planning@a2gov.org>

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TO the Ann Arbor Zoning Appeals Board

Phillip Miller, property owner of 504 Concord Pines, is requesting a variance that would allow him to build a large 175 square foot screened porch too close to the south property line of the Earhart Village Homes Association.. This porch would **be visible to Earhart co-owners with units along the property line.** The Concord property is zoned R1B and requires a minimum 40-foot rear yard setback, and the owner is asking for a waiver of that variance.

I am a resident at 803 Greenhills Drive in the Earhart Village Condominium and I WRITE TO OPPOSE THIS REQUEST.

For the past 14 years I served on the board of directors of the Earhart Village Homes Association (EVHA). IN the past three years our board worked with Toll Brothers Builders to shape the current configuration of Concord Pines (TBCP). The agreements between the two parties forged a boundary for the two properties that respected long standing agreements regarding the development of that site for residential building. The setback at issue is that between the south boundary of EVHA and the Northern most homes built in the the TBCP development.

Now comes Mr Miller who when purchasing his home was made aware of the agrements on the limits of owners of the TBCP on expanding the footprint of their new homes. The ink is hardly dry on those agreements and Mr. Miller says the agreements are fine for other affected parties but not for him. He wishes to build out his home with a large screen porch that intrudes on agreements for a minimum 40 ft. rear yard setback. He is aware of the agreed restriction and has thus requested a waiver. This is unfair to all those EVHA co-owners whose units are on the south border and to all those TBCP owners who have agreed to abide by the setback.

I oppose granting this waiver

- The waiver will negatively affect property values, privacy, views, and overall enjoyment EVHA units on the south property line..
- It Invalidates the agreements made during the planning of this development between Earhart Village Homes and the Developer of Concord Pines to strictly adhere to a minimum 40-foot rear yard setback.
- It was agreed by EVHA and TBCP that maintaining the setback contributes to an orderly and visually pleasing streetscape by preventing overcrowding and maintaining architectural proportions.
- It was agreed by EVHA and TBCP that maintaining the setback preserves a consistent feel and the intended design of the neighborhood.

- I believe that consistent adherence to setback requirements will ensure that EVHA and Concord Pines property values are maintained and protected, as potential buyers may be deterred by perceived overcrowding or lack of space.
- Granting the waiver sets a precedent that will negatively affect the overall character and aesthetics of the neighborhood and encourage other property owners to seek exceptions, leading to a breakdown of consistent zoning enforcement and undermines the planning process.

I URGE THE ZONING APPEALS BOARD TO DENY THIS REQUEST--

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