

Subject: Variance request - Concord Pines/Earhart Village

From: Joyce A. Robertson
Sent: Tuesday, July 22, 2025 4:16 PM
To: Planning <Planning@a2gov.org>
Subject: Variance request - Concord Pines/Earhart Village

I am a co-owner of a condominium unit at Earhart Village and have recently learned that 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 established property line between Earhart Village and Concord Pines.

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.

This porch would be visible to Earhart co-owners with units along the property line.

I vehemently oppose his request. I am requesting that you vote against this variance.

It sets a terrible precedent as we move forward sharing a border between Earhart Village and Concord Pines.

Please vote NO because it invalidates prior agreements.

- The waiver will negatively affect my property values, privacy, views, and overall enjoyment of my home.
- 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.
- Maintaining the setback contributes to an orderly and visually pleasing streetscape by preventing overcrowding and maintaining architectural proportions.
- Maintaining the setback preserves a consistent feel and the intended design of the neighborhood.
- 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.

Please support the prior agreement and the quality of life of Earhart Village residents.

Please vote against the variance!

Sincerely,

***Joyce Robertson
652 Greenhills Drive
Ann Arbor, 48105***