

Subject: Zoning

From: Stephanie Moran
Sent: Tuesday, July 22, 2025 11:47 AM
To: Planning <Planning@a2gov.org>
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Dear Board of Appeals,

I would like to express my disapproval of a request being made by Phillip Miller, property owner at 504 Concord Pines. His request will be disruptive to the agreed upon variance.

Please DO **NOT** allow the variance for the following reasons:

- The waiver will negatively affect your property values, privacy, views, and overall enjoyment of your 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.

Thank you,

Stephanie Moran
Property Owner in Earhart Village-873 Greenhills Way.

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