

**Subject:** 504 Concord Pines

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**From:** Katherine Johnson  
**Sent:** Wednesday, July 23, 2025 3:41 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** 504 Concord Pines

Hello,  
I am a resident of Earhart Village in Ann Arbor.

I was made aware that Phillip Miller, the 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 property line. 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.

Please vote **NO** to the variance for the following reasons:

- The waiver will negatively affect the property values, privacy, views for the residents of Earhart Village.
- The variance would invalidate 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.

I recommend a **NO** vote. I appreciate your help in maintaining our lovely village. Thank you very much,

Katherine Johnson

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