

Subject:

Vote NO on 504 Concord Pines Variance request

From: sefann@gmail.com

Sent: Tuesday, July 22, 2025 10:41 AM

To: Planning <Planning@a2gov.org>

Subject: Vote NO on 504 Concord Pines Variance request

Dear Zoning Board Member,

I am Nana Sefa and property owner at Earhart Village. I am writing to requesting you vote **No** on this variance request.

The Concord property is zoned R1B and requires a minimum 40-foot rear yard setback. This setback was agreed to at the time of the development and we Earhart homeowners agreed to this and expect this to be maintained. Agreeing to this variance will only open the can of worms for all Concord homeowners to start breaking what we had agreed to.

Below are detailed reasons for you **NOT** to allow the variance:

- The waiver will negatively affect our property values, privacy, views, and overall enjoyment of our 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 for the consideration and I hope you will vote NO on this variance request.

Best regards,
Nana.