

From: [Tony Lorini](#)
To: [Committee of Adjustment Mailbox; Maric](#) [REDACTED]
Subject: [External] A173/24 (40 Appian Way)
Date: Wednesday, December 4, 2024 10:37:50 AM

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Dear
Committee of Adjustment

We have had several proposed new property dwellings being built recently on Appian Way that have not followed the original R1 designation in the subdivision agreement. Although, the fairly new subdivision is settled and maturing, the Council of the 1990s enacted the R1 to be upheld from its beginning. Consultants and the Committee of Adjustment have responded to maintain the scope of the R1.

But lately, many variances have not adhered to the intended scope of subdivision agreement.

We want the 35% footprint to be enforced with the same setbacks of previous built homes without deviation. Your decisions have been degrading the common design characteristics of the neighborhood. We've asked all of you to visit the area to see firsthand the results of the Committee's poor judgements. We understand the building codes are upheld for construction, but the characteristics of the neighborhood are not being followed. The builders / new homeowners have options....follow the R1 designation or go build elsewhere.

Since 2017, our Greater Woodbridge Rate payer Association has been witness to repeated disappointments that the Committee didn't take into account the scope and values of the R1 designation. We have no option to go to LPAT, therefore your decision is more important to stand up for all communities, including Appian Way.

As a Committee, you are entrusted to make these decisions to upkeep the community conformity regarding new builds. We are not opposing the home builds, we are opposing the failure of Committee of Adjustment to uphold the R1 scope and values of the neighborhood in our community.

Regards

Tony Lorini
Consultant
Greater Woodbridge Ratepayers Association