

Caroline and Robert Berry
8740 E Celtic Drive
Scottsdale, AZ 85260
7/6/2021

Re: Rezoning @ 13647 N 87th Street Case#10-ZN-2021

Dear Ms. McClay,

We have received another notice by mail today regarding this request, and we worry that this proceeding will be conducted behind closed doors without the public being able to attend. In this case file, Mr. Richert, who is an ex city planner, is making assertions on behalf of Mr. Koo that we believe are misleading and untrue.

Many neighbors attended the 6/7/21 meeting held at this address. There was not one neighbor that was in favor of the proposed building. In fact, many people spoke vehemently and passionately against it. Despite Mr. Koo's statement that he is building his dream home, and that he and his family would reside there, not one neighbor believed him.

Mr. Richert asserts that the new home will be commensurate with the architecture of the immediate homes, which is untrue. The proposed home has a very modern design, is two stories, and will be considerably smaller (approx. 2,500 square feet) than all of the other homes in this neighborhood. Our homes are single level, have approximately 4,000 square feet or more, and resemble the typical luxury southwestern style of home building. We believe that this home, which is right up against a freeway sound wall, will become a VRBO type of home rather than Mr. Koo's personal residence. If this is what Mr. Richert calls "encouraging variety" within the zoning parameters, then he is trying to destroy the aesthetic of our community so that one individual can benefit. Mr. Richert also asserts that the property left undeveloped poses a risk for "crime and blight." I have lived in my home for over 20 years, and not once has this property been a source of crime or blight.

Another consideration is the construction for this home would seriously impact the other immediate homes in that cul-de-sac and adjoining

street, which is narrow. The entry point for the proposed building has only a driveway of perhaps 20 feet, as the lot is very recessed and has no other contact point with the street. In other words, where do the construction vehicles park and off load their materials? Construction would overflow, and impact the adjacent homes and access to their driveways for at least the better part of a year or more.

Anyone who looks at this lot and its odd shape and set back criteria, and hears the considerable freeway noise, knows that this lot would not yield anyone's "forever" home. Rather it is an opportunity for an architect, Mr. Koo, to build a luxury rental or VRBO type of home for the many visitors during the Phoenix Open, car shows, and horse events during the prime months. This type of home brings hardship to the community, and destroys property values. It is insulting for him to suggest he will live there permanently.

I really hope that the city sees this as an attempt to mislead and profit at the expense of a beautiful and quiet neighborhood that has been my home for the last 22 years. There are many reasons people choose to live in this neighborhood, and Mr. Koo's house is not one of them.

Sincerely,

Caroline and Robert Berry