

From: jim.lentine@cox.net
To: [McClay, Doris](#)
Subject: Zoning Case 10-ZN-2021 - OPPOSED
Date: Sunday, July 25, 2021 10:39:51 AM

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Doris:

My wife and I have lived at 13607 N. 87th St. (the 2nd house to the west of the subject lot) for 21 years, longer than any of our three neighbors in our 4 residence cul-de-sac.

We are writing in opposition to the pending zoning case referenced above requesting a change in zoning for a narrow, remnant parcel from R1-35 to R1-10. The subject parcel was cobbled together from remnants associated with the 101 construction and was obviously never meant for a single family home given its location against the 101 sound wall, its configuration, easements, setbacks and narrow access point. Rather, it seems logical that its various pieces were meant to be sold to adjacent property owners in order to increase their lot area.

Approximately 30 neighbors attended the June 7th neighborhood meeting and appeared to unanimously oppose this rezone request as I am sure you have heard from many of them.

There should be no weight given to the applicant's argument that it's only fair that he should be able to build a house on this remnant parcel. There were no such rights when the owner bought the remnant parcel years ago and he knew it. He took a chance, bought an inexpensive remnant parcel and is now, through this zoning case, for the second time attempting to turn it into a single family dwelling building lot, which was something it was never meant to be and would be completely out of character with the other four homes in our cul-de-sac and the greater McDowell Mountain Shadows community.

Thank you for your consideration.

Jim and Debbie Lentine
(602) 625-5000