

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Saturday, July 30, 2022 3:42:03 PM
Importance: High

Name: Robert Hager
Address: 7483 E Windrose Dr., Scottsdale, AZ 85260
Email: rhager27@cox.net
Phone: (480) 998-4772

Comment:

Subject: Comment on Case Number 6-BA-2022 From: Robert Hager My wife and I reside at 7483 E. Windrose Drive., directly behind the assisted living facility at 7512. E. Larkspur Drive. 1. We are both in our mid-eighties and are concerned with the noise and disruption that would result from lengthy construction in close proximity to our house and the master bedroom. This construction would occur within 21 feet of our lot line and would continue for several months. 2. With the number of assisted living facilities in the immediate vicinity, let alone the number in Scottsdale and the adjacent area in Phoenix, we do not believe that this project is necessary. According to Google Maps, there are at least 19 other facilities within a 3 mile radius. 3. The existing statement of lot coverage is incorrect in that the garage is not considered in the footprint. According to the plan of the house at the Maricopa County Assessor web site, the footprint has 2593 sf. of living space, 495 sf. for the garage, 81 sf. for the covered entry, and 350 sf. for the covered patio, for a total footprint of 3519 sf. With an addition of 1892 sf., the total coverage would be 5411 sf. This is a 42% lot coverage, exceeding the allowed lot coverage of 35%. This project is therefore in violation of existing zoning even before construction starts. Thank you for your attention to my comments. Sincerely, Robert Hager

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Monday, August 1, 2022 5:25:22 PM
Importance: High

Name: kevin farrell

Address: 17404 99th Ave. Sun City AZ 85373

Email: kevinrfarrell@yahoo.com

Phone: (619) 309-6650

Comment:

1 WOULD LIKE TO ADVOCATE FOR CASE#6-BA-2022. My mother was previously a resident of the facility. The care she received was awesome. I visited her daily for several years before her passing. The owner and staff were so kind and warm hearted and were available for questions 24-7. I was also a witness to the awesome care residents received during the Covid Pandemic. I would recommend anyone seeking elder group home care to consider this excellent residential setting group home at 7512 E Larkspur Dr. Scottsdale, AZ.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 8:25:05 AM
Importance: High

Name: Mary Waddle
Address: 7577 E. Windrose Drive
Email: mmwaddle@cox.net
Phone: (480) 510-7840

Comment:

Regarding Case Number 6-BA-2022 Please note, I am not opposed to care homes working out of residential homes. I think it is a lovely alternative. With this particular case I feel it is important that we not only look at the specific situation but how it sets precedent or further supports actions taken earlier with other cases. Reducing buffers between homes in an established community should not be an alternative if there are other residential homes adjacent to them-be it a care home or a single family living in the home. This will impact neighbors, be it to the side/sides where the buffer is reduced or possibly even others even if not seen from the street. It is a long term situation and will forever impact future owners of all properties involved. Once done it cannot be undone. My understanding is the care home was approved for 10 residents based on the existing situation and they now want to expand so there will be additional rooms to accommodate the residents. It makes sense they would want to do this as a business, however, would we approve this for a family who is growing and would like to add additional rooms for their children, or, would we be more likely believe they should search for a bigger home? My hopes are that we see homes in the neighborhood equally and do not start to make exceptions on making these adjustments to accommodate those working as businesses at the time of request. Thank you for your time and attention on this case and considering this comment.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 10:14:29 AM
Importance: High

Name: Tracy Johnson
Address: 7737 east aster drive. Scottsdale,AZ 85260
Email: trjmotherof4@gmail.com
Phone: (541) 269-0240

Comment:

The buffer between homes is essential to maintain privacy and to prevent crowding in our neighborhood. These people knew there were restrictions when they chose this location. Please do not reduce the buffer zone. Case 6BA-2022. 7512 East Larkspur Drive. Scottsdale AZ 85260

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 12:49:29 PM
Importance: High

Name: Jyme Sue McLaren
Address: 7596 E. Corrine Road, scottsdale, AZ 85260
Email: jymesue@cox.net
Phone: (480) 206-7839

Comment:

I am opposed to case 6-B-2022. I live in the neighborhood and we have several group homes already that are NOT on my opinion comparable with single family residences, for the following reasons: - traffic. While I understand that family Member want to visit their loved one, daily cars entering and exiting the property is not comparable. - Employees. While the city allows for home businesses to exist in single family residences, they do not allow employees to come to the residences. Daily employees coming in and out of the residences is more aligned with a commercial establishment, not single family residences. - excessive emergency services. Due to the age and health of the tenants staying in the home, fire and ambulance services are called to the site on a regular basis, causing disruption to the neighborhood. - garbage collection. Because of the type of use of the property, it requires MULTIPLE refuse cans to accommodate the trash. On pick up days, there is a line of trash cans in front of the residence. While I understand that this home is operating legally as a non-conforming use, it should not be permitted to expand, creating even greater impact to the neighborhood. Care facilities belong in commercially zoned areas where they are more comparable with the surrounding land uses. Please do not allow for the expansion of this non-conforming use. Thank you.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 3:16:54 PM
Importance: High

Name: Marcia Younger
Address: 7504 East corrine Road
Email: myg40@yahoo.com
Phone: (480) 235-1627

Comment:

6-BA-2022 7512 E Larkspur Dr Scottsdale Az Please do not allow this residential business to expand in our neighborhood community. This is how neighborhoods are destroyed. And our proerty values destroyed. Please allow us to preserve what is left of our small neighborhood.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 4:26:29 PM
Importance: High

Name: Mollie Surguine
Address: 12495 N. 76th St, Scottsdale, AZ 85260
Email: molliesurguine@yahoo.com
Phone: (623) 242-4890

Comment:

RE: 6-BA-2022, The request should not be granted. The zoning criteria in place should be followed. The home can operate as is but should not be able to be built out any further. The home is in a residential neighborhood with many other assisted care homes. The zoning rules provide the parameters to preserve neighborhoods. Please do NOT approve!

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 5:27:16 PM
Importance: High

Name: Stephen and Alison Magee
Address: 12521 N 76 ST, Scottsdale, AZ 85260
Email: smageeaz@gmail.com
Phone: (480) 220-0964

Comment:

Board of Adjustment Meeting - 8/3/2022 Comments regarding the proposed elder care home at 7512 E. Larkspur Dr. (6-BA-2022) Members of the Board of Adjustment, We live at 12521 N. 76 Street. We are concerned about the request to reduce the required buffer which, if granted, would allow the project to proceed. Using the City of Scottsdale Care Home map, there are multiple existing care homes within the 1200 feet ordinance governing the inter-site distance between care homes. In particular, there are two homes which are less than 1200 feet from the proposed project and one home which is less than 700 feet from the proposed project. As indicated in the report, this violates the existing ordinance of 1200 feet. We are concerned that granting this request will create a precedence allowing future care home providers to seek similar variances in order to expand their properties. This will not only violate the existing ordinance but increase the overall density of care homes which is counter to the spirit of the ordinance. This is especially concerning to us as there is a care home within 700 feet of our home. So we urge you to reject the requested variances. Thank you.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, August 2, 2022 5:50:19 PM
Importance: High

Name: Marian and Mark Jensen
Address: 7501 E. Ann Way, Scottsdale, Arizona 85260
Email: mnmjensen@cox.net
Phone:

Comment:

Re: Case # 6-BA-2022 7512 E. Larkspur Dr. Scottsdale, AZ 85260 We feel the request should be denied because of the significant increase in both square footage and number of residents for this project. Both are extreme and inconsistent with the residential character of this neighborhood. Also, please note that another residential care facility is very close to the 7512 E. Larkspur address. We are sympathetic to and in support of accommodations to care for the Elderly. However, we feel this particular project is not appropriate for this neighborhood. Thank you.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Wednesday, August 3, 2022 8:26:57 AM
Importance: High

Name: Susan Pohlman
Address: 7630 E Windrose Dr, Scottsdale 85260
Email: susan@susanpohlman.com
Phone:

Comment:

I am writing in reference to Case Number: 6-BA-2022 and address 7512 E. Larkspur Dr. Scottsdale, AZ 85260. I am absolutely against reducing the buffer between homes in this neighborhood. We are already on top of each other. Property lines should remain as is. We purchased homes as they are. Thank you.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Wednesday, August 3, 2022 12:07:36 PM
Importance: High

Name: Lisa Leebove
Address: 12420 N 78th St
Email: lleebove@sbcglobal.net
Phone: (415) 350-9787

Comment:

I live in the neighborhood and oppose the buffer variance request at 7512 E Larkspur / case BA2022.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#); [Cluff, Bryan](#)
Subject: Board of Adjustment Public Comment
Date: Thursday, August 4, 2022 10:05:49 AM
Importance: High

Name: Andrew Snyder
Address: Drew.snyder24@gmail.com
Email: drew.snyder24@gmail.com
Phone:

Comment:

Case Number- 6-BZ-2022: As a resident of the Buenavante neighborhood in Scottsdale I have concerns with this request for a business related expansion (1800 sq ft- a 70% increase in space!). I was more surprised to see a business (assisted living) was being operated out of a residential home in my neighborhood. Is it legally approved (City of Scottsdale, Buenavante CC&Rs) to operate this type of business out of a residence? They clearly have been flying under the radar and not drawing attention to themselves, but expanding a business in a residential neighborhood by this much will change this, draw more attention and open the floodgates In our neighborhood. We are against this. Thank you for the consideration.