

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, October 1, 2024 5:15:37 PM
Importance: High

Name: Vicki Best
Address: 13427 N 79th St. Scottsdale, AZ 85260
Email: vbest14u@gmail.com
Phone: (480) 888-6772

Comment:

In regards to the request to reduce the required buffer between care homes pertaining to the property located at 13440 N Hayden Rd. Scottsdale, AZ 85260, my husband and I would like to submit comments in opposition to allowing this project to be approved. We have lived in Scottsdale since 2001 and have been in our current property since 2016. Our home is located at 13427 N 79th St and is adjacent to the home backing to this property. We bought this home located in a beautiful equestrian neighborhood due to its country feel, slower pace and large spacious lots. We have enjoyed our time in this neighborhood and are slowly watching it deteriorate. We and our neighbors are dismayed to see our residential homes suddenly being surrounded by businesses. We have numerous short term rentals (approximately 16-17) in our small neighborhood that have been disruptive to our quality of life. As you are aware, there is already a care home operating on the property directly next to the home at 13440 N Hayden Rd. As of now, we have views of the McDowell mountains out our back door and it one of the reasons we purchased the property. The proposed care home is 7728 sq ft, 12 bedrooms and 14 bathrooms. This is a massive structure that potentially changes the views and definitely the feel of our property. The city zoning ordinance currently in place protects residents from the disruption to their lifestyles that are caused by businesses infiltrating neighborhoods. The current care home has frequent ambulance visits often with sirens and associated traffic with care givers and visitors. Adding a second one with zero buffer is disruptive to neighbors and goes against the reasoning behind the zoning ordinance in place. As long time home owners in Scottsdale, we ask that this request to build an additional care home be denied. Thank you for your consideration, Darrin and Vicki Best

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, October 1, 2024 4:58:24 PM
Importance: High

Name: Mark Reader
Address: 8215 E. Wood Drive
Email: mreader@stifel.com
Phone: (602) 432-4889

Comment:

Thank you for the opportunity to express my/our concerns at this Public Hearing regarding the zoning request for "another" New Care Home in our neighborhood. The following are my questions: How many square feet is being proposed? as we are concerned with recent developments that build huge homes which are not consistent with the "neighborhood" feel. I have noticed several large structures that look like boarding homes with huge square feet - with multiple cars parked on the property. Of note, is the property near Sweetwater and Hayden. If this zoning request goes through please make sure to reduce the square footage so we are not turning into a commercial neighborhood. Within a one square mile (for example) of subject property, how many "care homes" are there? How many may be forthcoming? is there a limit on such businesses in our neighborhood? Is there another care home next door to subject property on Hayden? Between care homes and VRBO Airbnb type rentals in our neighborhood, we are extremely frustrating. We see lots of cars with out of state license plates coming into our neighborhoods with large parties (people). I am very disappointed in neighborhoods being inundated with people we don't know - not right. Who is the developer and what his experience? how many properties does he own and how many in our neighborhood? Very disappointing what is happening and I think impact property values. Many of us our discussing the retaining of a land use attorney if necessary (and unfortunate. I can't make the meeting - please keep me posted and I would like to request a second public hearing. Mark Reader

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, October 1, 2024 3:08:49 PM
Importance: High

Name: Kathleen Jones
Address: 13426 N 79th Street, Scottsdale, AZ 85260
Email: jonesinarizona@aol.com
Phone:

Comment:

Case number 8-BA-2024 I have lived at this address for 45 years. This neighborhood is zoned with building height restrictions, commercial business restrictions, and other regulatory restrictions. Unfortunately, in recent years, more and more exemptions have been approved in this area, resulting in the slow disintegration of this community. The family life style characteristics of this neighborhood have changed. I used to know personally, greet, and converse with so many of my neighbors regularly. No longer. Because of the ever increasing number of group homes and short term rentals in this neighborhood, I seldom know the people walking by my house anymore. Another business/group home/ short term rental in this neighborhood will only hasten the demise of the quality of life of the residents here. As a long-term Scottsdale resident and taxpayer, I object to the approval of this exemption! DO NOT APPROVE THIS EXEMPTION!

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Tuesday, October 1, 2024 2:55:39 PM
Importance: High

Name: Thomas and SueAnn Murphy
Address: 13402 N Hayden Rd, Scottsdale, AZ 85260
Email: sasafian@cox.net
Phone: (480) 580-6366

Comment:

reference case #8-BA-2024.....My husband and I are against this case. We have several group homes in our area already. This is horse property and we have people trying to pull horse trailers in and out of our block and that isn't easy with all the traffic speeding down Hayden Rd..That doesn't even take into consideration all the extra traffic that would be going in and out of that property for deliveries and visitation.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Monday, September 30, 2024 7:15:39 PM
Importance: High

Name: Sheryl Rucker
Address: 13428 N Hayden Rd, Scottsdale AZ 85260
Email: SLR7057@cox.net
Phone: (480) 518-3684

Comment:

Please accept my objection to granting the exemption request for case #8-BA-2024 on the following grounds: 1-Granting an exception to reduce group home separation distance to 0 completely invalidates City zoning ordinance Section 5.202.A.1 & sets a legally defensible precedent for ANY future request of ANY distance to be approved. Residential neighborhoods could end up with entire blocks of adjacent facilities, in essence reallocating the properties to commercial status & annihilating the family residence nature of our neighborhoods. 2-According to the City's own research, there are zero (0) newly approved care homes within twelve hundred (1,200) feet of an active care home; furthermore, there appear to be zero (0) recorded care homes that directly abut another active care home. 3-The additional traffic, activity, & frequent emergency paramedic calls at all hours of the day and night pose a significant disturbance to current residents. 4-The parking of staff, visitor & other vehicles near another resident's property line is a noise annoyance & an eyesore 5-The current group home adjacent to this site already results in strangers who miss their driveway to enter private property to turn around, which poses a safety hazard for adults, children and pets occupying the premises. 6-The building of such large structures granted status as group homes or short term rentals has completely destroyed the nature of a peaceful equestrian lifestyle for which many of us moved to this part of Scottsdale, and clearly does not support the City's aim of being "the West's most Western town." 7-The applicant is claiming a disability accommodation on behalf of individuals with disabilities who are seeking residence at Sweetwater Assisted Living on 7924 E Sweetwater Rd., that they are unable to accommodate because that location is at capacity. Let's be clear that this home is not being constructed as a benevolent gesture to reasonably serve the broader elder community, it is a for-profit commercial venture in the middle of a residential neighborhood. The cost of occupancy at the applicant's current care home ranges from \$7500-\$10,000 per month, hardly an attainable cost for a large majority of seniors needing care. In addition, there are many other elder care homes in Scottsdale that can accept the overflow. 8-With respect to the City's case analysis report that cites "Residents could live at this location as a "Family," which is defined in Section 3.100 of the Zoning Ordinance as "one (1) to six (6) adults... [including] a residential facility as that term is defined in Title 36, Chapter 5.1, Article 2 of the Arizona Revised Statutes, in which persons with developmental disabilities live and that is licensed, operated, supported or supervised by the State of Arizona" without the need for a disability accommodation. Only when more than 6 residents are living in the care home is the separation requirement applicable." Please note that the State of Arizona clearly defines developmental disabilities, with one of the criteria stating "A developmental disability must manifest itself before the person turns 18 according to Arizona's law." (Federal law extends the time period to 22 years old). This does not appear to describe the elder care

overflow clientele that the applicant has stated it is his goal to serve with the newly proposed location.

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Monday, September 30, 2024 7:04:06 AM
Importance: High

Name: Sevan Trust
Address: 13415 N. 79th St., Scottsdale, AZ 85260
Email: monet_investment@yahoo.com
Phone:

Comment:

RE: 8-BA-2024 I Oppose the waiver. Our CC&Rs do not permit or make allowances for this type of project, and that is something the city should seriously take into consideration, when making their determination. ALSO 1. They call for "single family" homes, horses permitted, to be constructed not multi-family homes, which is what Mr. Matache is really proposing. 2. Prohibits paying guests, which is what the care home would allow. 3. Cannot be an annoyance or nuisance to the neighborhood, which the existing care home has already proven. 4. No business of any kind or character may be operated out of any home. 5. All homes should be constructed to conform to the look & intended purpose of the sub-division. • As to the Disability Accommodation for a care home, I find Matache's argument to be grasping at straws. • If a "0" minimum is established, there would be no area that would be immune to this sort of development. • Although Mr. Matache would have us believe he is being benevolent, this is purely a business venture, that would be convenient and extremely lucrative, ONLY for Mr. Matache and his family. PLEASE KEEP SCOTTSDALE "THE WEST'S MOST WESTERN TOWN".

From: [WebServices](#)
To: [Board Of Adjustment](#); [Projectinput](#)
Subject: Board of Adjustment Public Comment
Date: Sunday, September 29, 2024 6:28:39 PM
Importance: High

Name: Brian Mark Reader
Address: 8215 E. Wood Drive, Scottsdale, AZ 85260
Email: mreader@stifel.com
Phone: (602) 432-4889

Comment:

Case 8-BA-2024, Hayden/Sweetwater Adult Care Home, 13440 N. Hayden Road. Please explain: "to reduce the required buffer between care homes to allow for a new care home, for a property with single-family residential"? What does this mean? Is this property already zoned for a Care Home? I am unable to attend the Public Hearing due to out of town travel. What are my options? Mark Reader, 8215 E. Wood Drive, Scottsdale, AZ, 602-432-4889. mreader@stifel.com. This property is near my SFR.

Rodorigo, Karissa

From: Cluff, Bryan
Sent: Tuesday, September 24, 2024 8:35 AM
To: Rodorigo, Karissa
Cc: Kelly, John
Subject: FW: Board of Adjustment Public Comment

Importance: High

Hi Karissa,
I believe this is for your case.

Thanks,
Bryan

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Monday, September 23, 2024 5:23 PM
To: Board Of Adjustment <BoardofAdjustment@ScottsdaleAZ.gov>; Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Board of Adjustment Public Comment
Importance: High

Name: Emilie Sundie
Address: 7836 East Wood Drive
Email: emilie@sundie.com
Phone: (480) 640-6275

Comment:

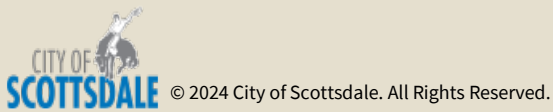
I have lived in Paradise Valley Ranchos since 1970. I object to your issuing a variance to add yet another group home (on Hayden Road between Sutton and Thunderbird) to our little subdivision. We have more than our share of short term rentals and group homes and our identity as a residential neighborhood is in jeopardy.

Rodorigo, Karissa

From: NoReply
Sent: Tuesday, September 24, 2024 5:28 PM
To: Rodorigo, Karissa
Subject: adult care home addition in my neighborhood



I would strongly oppose having an additional care home in our neighborhood. Please note that laws and ordinances are established to be followed to support the safety and well-being of a neighborhood. Supporting this businesses' variance is going against what Scottsdale has previously set up. Let's stick to the rules, folks! -- sent by maureen carlson (case# 8-BA-2024)



Rodorigo, Karissa

From: NoReply
Sent: Tuesday, September 24, 2024 6:48 PM
To: Rodorigo, Karissa
Subject: Support for CASE 8-BA-2024



Hello - Thank you for the opportunity to provide feedback. My family and I live at 8217 E. Redfield Road. I am writing in SUPPORT of Case 8-BA-2024, which would allow the property of 13440 N. Hayden Road, Scottsdale AZ 85260 to operate as an adult care home. Scottsdale has an aging population and there is a great need for these types of facilities. With this home situated on a busy road, it seems like an ideal location, versus another home that may be more attractive to a family. Thank you for your consideration. Emmie Cardella -- sent by Emmie Cardella (case# 8-BA-2024)



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Rodorigo, Karissa

From: NoReply
Sent: Tuesday, September 24, 2024 7:52 PM
To: Rodorigo, Karissa
Subject: Case 8-BA-2024



I have heard that there may be a care home going in at 13440 N. Hayden Road. As a neighbor I have issues with this as there is another care home immediately adjacent to that home. Current zoning requires that care homes be at least 1200 feet apart and these two facilities would not meet zoning regulations. This is suppose to be a neighborhood for families. When you allow too many homes used for other purposes it not only brings down the value of other ho,es in the area but also decreases the sense of bonding within the neighborhood. I implore you to not allow an exemption for this home. -- sent by Carey Cohen (case# 8-BA-2024)



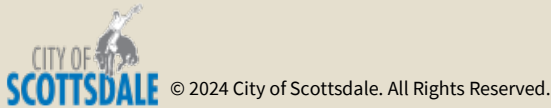
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Rodorigo, Karissa

From: NoReply
Sent: Tuesday, September 24, 2024 9:13 PM
To: Rodorigo, Karissa
Subject: Case 8-BA-2024



Hello, I live in the Cactus Corridor area very near Hayden. I just wanted to voice my dissent to the proposed care home on Hayden Rd. directly next door to an existing care home. Current zoning laws state that these businesses must be at least 1200 feet away from one another. We already have several care homes in our area, and as a permanent resident, I am concerned adding to the number will adversely affect our home values and increase neighborhood traffic on streets filled with young families. I also oppose allowing a zoning variance. I very much believe that such variances will ultimately allow more and more businesses to seek such special treatment. This is a not a business district; it is our home. I hope you will consider the will of the permanent residents in the area when deciding whether to approve or deny an exception to zoning law. -- sent by Shannon Fernando (case# 8-BA-2024)



Rodorigo, Karissa

From: NoReply
Sent: Wednesday, September 25, 2024 2:00 PM
To: Rodorigo, Karissa
Subject: Case 8-BA-2024



NO! As long-time residents of Scottsdale, namely our property in Patterson Ranch, we oppose another care home being added in close proximity to our neighborhood and the current care home at 13452 N Hayden Rd. Scottsdale. This goes against current zoning restrictions which are in place to protect residents of our fine city of Scottsdale. Current zoning restricts operating other care homes within 1200 feet from another care home facility. Notably this home was purchased on 9/24/2024 which is the same date shown on the board of adjustment report. We DO NOT approve of this "adjustment". Perhaps each of those who signed off on this zoning adjustment would like to have a care facility next door to your homes? I would like to know how many of you are Scottsdale residents? -- sent by Jennifer West (case# 8-BA-2024)



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Rodorigo, Karissa

From: NoReply
Sent: Thursday, September 26, 2024 3:39 PM
To: Rodorigo, Karissa
Subject: Case 8-BA-2024



I am a resident in the area of the proposed care home facility. I am also a luxury home realtor. Having another care home facility directly next to another will not only add additional traffic, it will also affect property values. We do not support the approval of another care home facility in our neighborhood and kindly ask you to deny the application. If you should have any questions, I can be reached at 480-580-4524. Thank you in advance for your time and consideration.
Yvonne Faustinos 8013 E Sharon Dr Scottsdale Az 85260 -- sent by Yvonne FAUSTINOS (case# 8-BA-2024)



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