

## Kelly, John

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**From:** WebServices  
**Sent:** Tuesday, March 4, 2025 5:43 PM  
**To:** Board Of Adjustment; Projectinput  
**Subject:** Board of Adjustment Public Comment

**Importance:** High

**Categories:** Jack

**Name:** Maurice Khoury

**Address:** 11051 e meadowhill dr, Scottsdale, AZ 85255

**Email:** mokhuory1@gmail.com

**Phone:** (480) 326-1404

### **Comment:**

**1. Golf Course Changes Please provide more specific information as to how the golf course has recently been modified. Maps pulled going back as far as 2000 show no significant change if any at all through 2025. We have also provided images below showing the golf course when the homes were constructed through current. 2025 Map / 2000 Map (Side by Side) The only notable change on this hole appears to be the widening of the fairway west, which would better this situation. The vourse to the east cannot be modified as described as it has the cart path, so there is nothing as described as recent modifications that would impact this lot as mentioned. Beyond this we see no modifications to the course. Note the cart path is in same position, as well as tee boxes, sand traps, and green. The tee offs historically through now will all land in the same position and is only dependent on the golfer's skill level. 2. Additional Trees Added The trees are all dead along the north wall where changes are mentioned. They appear to not be properly maintained, have died at some point, and/or are no longer able to grow due to improper care. Their height appears to be stunted at around 15 ft. On the other hand, the tree in the front yard has grown taller than the 20 ft fence itself. Perhaps around 25 ft, so this is easily achievable. Had proper care for plants been maintained throughout the years the trees achieved the same results as the proposed solution by homeowner while still adhering to community standards. 3. Golf Course Correspondence How has the golf course proposed to resolve this issue? Please provide all correspondence with their facility and resolution proposals they have offered. If any issue does exist most certainly you have already attempted to resolve this with their organization? 4. Fence Paint Conformance The current black fencing does not appear to conform to fencing guidelines for color in the community. 5. Other Homes Situated on Course It's mentioned that this house is in an undesirable position and located midcourse. However, it should be noted that several homes are located within the same geographical area and have not had any such request for fencing. Many of the homes in the community surrounding the course have changed hands over the past 25 years since this home's construction. It seems that all of the current or previous homeowners were well aware of the nature of living on a golf course and the nature of errant golf balls. Additionally, these other homes appear to have landscaped backyards so the occupants would have enjoyed those backyards in comfort and without mentioned fears during their time at those residences over the span of 25 years. The homes mentioned appear to have utilized those backyards as it can clearly be seen from an overhead view they had pools, patios, barbeques and so on. All have done so with no fear for their**

safety without any of these encumbrances mentioned. This backyard appears to be unfinished. 6. Impact Analysis Study Firm Statement That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general Has the firm performed an impact study it can provide for the following:

- The effects of golf course nets on property value for surrounding homes.
- The potential negative effects to avian wildlife in the area McDowell Mountain Ranch is known for its diverse and rich wildlife throughout the preserve and an impact study should be delivered to ensure the safety of these animals not being captured in a 20 ft netted structure.

**FINAL COMMUNITY EVALUATION** In light of all of the efforts, members of the community feel that the residence did not exhaust all other means of relief. In addition they have not provided sufficient impact studies to make an informed decision as it would relate to the surrounding property values, community, and wildlife. It appears that had the city not taken action this structure would have simply remained in violation of city regulations with no regard for community standards, this is simply disappointing. The firm representing this case also makes claims such as golf course changes, but then shows no actual changes which therefore no informed decisions can be rendered. Overall, it is the opinion based on what has been delivered that this should not be approved. There are no means to delivery satisfactory results that fall within the guidelines of the city and community standards. Any previous efforts were stalled, never tried, or simply not provided in these documents for community members to make a final decision in this matter that would provide sufficient alternative means. It should also be noted that the residence in MMR in all cases we have seen historically would have been directed by the HOA to get city approval. This would have been done so by the HOA and records of this surely would exist. If the resident simply ignored this with the expectation of hoping no one would notice this adds another layer of circumvention to the process.

## Kelly, John

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**From:** WebServices  
**Sent:** Tuesday, March 4, 2025 5:40 PM  
**To:** Board Of Adjustment; Projectinput  
**Subject:** Board of Adjustment Public Comment

**Importance:** High

**Categories:** Jack

**Name:** Daniel Kosak  
**Address:** 10958 E Meadowhill Drive  
**Email:** dankosak21@gmail.com  
**Phone:** (602) 999-9796

### **Comment:**

**1. Golf Course Changes Please provide more specific information as to how the golf course has recently been modified. Maps pulled going back as far as 2000 show no significant change if any at all through 2025. We have also provided images below showing the golf course when the homes were constructed through current. 2025 Map / 2000 Map (Side by Side) The only notable change on this hole appears to be the widening of the fairway west, which would better this situation. The vourse to the east cannot be modified as described as it has the cart path, so there is nothing as described as recent modifications that would impact this lot as mentioned. Beyond this we see no modifications to the course. Note the cart path is in same position, as well as tee boxes, sand traps, and green. The tee offs historically through now will all land in the same position and is only dependent on the golfer's skill level. 2. Additional Trees Added The trees are all dead along the north wall where changes are mentioned. They appear to not be properly maintained, have died at some point, and/or are no longer able to grow due to improper care. Their height appears to be stunted at around 15 ft. On the other hand, the tree in the front yard has grown taller than the 20 ft fence itself. Perhaps around 25 ft, so this is easily achievable. Had proper care for plants been maintained throughout the years the trees achieved the same results as the proposed solution by homeowner while still adhering to community standards. 3. Golf Course Correspondence How has the golf course proposed to resolve this issue? Please provide all correspondence with their facility and resolution proposals they have offered. If any issue does exist most certainly you have already attempted to resolve this with their organization? 4. Fence Paint Conformance The current black fencing does not appear to conform to fencing guidelines for color in the community. 5. Other Homes Situated on Course It's mentioned that this house is in an undesirable position and located midcourse. However, it should be noted that several homes are located within the same geographical area and have not had any such request for fencing. Many of the homes in the community surrounding the course have changed hands over the past 25 years since this home's construction. It seems that all of the current or previous homeowners were well aware of the nature of living on a golf course and the nature of errant golf balls. Additionally, these other homes appear to have landscaped backyards so the occupants would have enjoyed those backyards in comfort and without mentioned fears during their time at those residences over the span of 25 years. The homes mentioned appear to have utilized those backyards as it can clearly be seen from an overhead view they had pools, patios, barbeques and so on. All have done so with no fear for their**

safety without any of these encumbrances mentioned. This backyard appears to be unfinished. 6. Impact Analysis Study Firm Statement That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general Has the firm performed an impact study it can provide for the following: • The effects of golf course nets on property value for surrounding homes. • The potential negative effects to avian wildlife in the area McDowell Mountain Ranch is known for its diverse and rich wildlife throughout the preserve and an impact study should be delivered to ensure the safety of these animals not being captured in a 20 ft netted structure. FINAL COMMUNITY EVALUATION In light of all of the efforts, members of the community feel that the residence did not exhaust all other means of relief. In addition they have not provided sufficient impact studies to make an informed decision as it would relate to the surrounding property values, community, and wildlife. It appears that had the city not taken action this structure would have simply remained in violation of city regulations with no regard for community standards, this is simply disappointing. The firm representing this case also makes claims such as golf course changes, but then shows no actual changes which therefore no informed decisions can be rendered. Overall, it is the opinion based on what has been delivered that this should not be approved. There are no means to delivery satisfactory results that fall within the guidelines of the city and community standards. Any previous efforts were stalled, never tried, or simply not provided in these documents for community members to make a final decision in this matter that would provide sufficient alternative means. It should also be noted that the residence in MMR in all cases we have seen historically would have been directed by the HOA to get city approval. This would have been done so by the HOA and records of this surely would exist. If the resident simply ignored this with the expectation of hoping no one would notice this adds another layer of circumvention to the process.

## Kelly, John

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**From:** K. Craig Kent <kcraigkent@gmail.com>  
**Sent:** Tuesday, March 4, 2025 3:29 PM  
**To:** Kelly, John  
**Subject:** Case # 4-BA-2025

⚠ External Email: Please use caution if opening links or attachments!

Good afternoon,

We are writing to express our opinion on Case # 4-BA-2025 and the request to allow a variance to erect a 20 foot tall fence in the rear of this property.

We do not want this variance to be granted as the fence would be in the direct line of vision of our backyard and would obstruct and ruin the beautiful views of the mountains and countryside behind us. We spend all of our time in the back rooms of the home as well as the rear outdoor area, so placing this fence would greatly impact our quality of life as well as the value of our property.

All of us that live in Sonoran Estates do so because of its beauty and we don't think anyone would want to take away from that beauty. We are certain if this is allowed that others will follow and that side of Sonoran Estates will end up being one large visible fence. We can't even imagine. It is the views from our back yard that led us to purchase our house and it would be devastating for this to be the outcome.

Please feel free to reach out and we are very willing to share our views. Sorry we can't be there for the meeting.

Sincerely yours,

Craig and Marjorie Kent  
The K Craig Kent Exempt Family Trust  
10685 East Redfield Road  
Scottsdale AZ

917-414-5230

## Kelly, John

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**From:** Morrison, Adam  
**Sent:** Tuesday, March 4, 2025 1:22 PM  
**To:** Kelly, John  
**Subject:** Fw: Golf netting

Hi Jack,

I just received this public comment for 4-BA-2025, thank you.



**PLANNING & DEVELOPMENT**  
**Adam Morrison | Associate Planner**  
7447 E. Indian School Rd, Ste 105  
Scottsdale, AZ 85251

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**From:** Anthony Herrmann <Anthony.Herrmann@earnhardt.com>  
**Sent:** Tuesday, March 4, 2025 12:21 PM  
**To:** Morrison, Adam <AMorrison@Scottsdaleaz.gov>  
**Cc:** mefannin@cox.net <mefannin@cox.net>  
**Subject:** Golf netting

**⚠ External Email: Please use caution if opening links or attachments!**

As a fellow McDowell Mountain Ranch resident, I support the Mike and Bonnie Fannin request for a golf net on their property (case#4-bas-2025). Nothing like someone yelling "INCOMING!" and having to dive for cover. It seems like a reasonable request.

Sincerely,  
Anthony Herrmann

**From:** [WebServices](#)  
**To:** [Board Of Adjustment](#); [Projectinput](#)  
**Subject:** Board of Adjustment Public Comment  
**Date:** Monday, March 3, 2025 9:52:04 PM  
**Importance:** High

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**Name:** Robert Willittes  
**Address:** 10670 E. Palm Ridge Dr, Scottsdale, A 85255  
**Email:** [bcwillittes@gmail.com](mailto:bcwillittes@gmail.com)  
**Phone:**

**Comment:**

**For Case Number: 4-BA-2025 Please do not approve this huge fence in such a sensitive area. Neighbors are frustrated this is even being considered but clearly the Attorney's are trying to bend the rules. This huge fence negatively impacts the people in the community, the views, the aesthetics, and the general feel of the surroundings. Additionally, this property is not unique for a golf course property. Summarizing: This case should be denied because the four criteria are not met and also because of the negative impacts to the community.**

## Kelly, John

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**From:** NoReply  
**Sent:** Monday, March 3, 2025 1:35 PM  
**To:** Projectinput  
**Subject:** Variance to raise fence to 20 feet

**Categories:** Jack



This fence will be in my backyard view. I do not want a fence that goes above the height of the house. -- sent by Karen Kelley (case# 4-BA-2025)



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