
**Correspondence Between
Staff and Applicant
Approval Letter**

Moriarity, Ben

From: Bruce Marx <brucekm@pacbell.net>
Sent: Tuesday, September 06, 2016 11:11 AM
To: Moriarity, Ben
Subject: Variance

Hi Ben,

Thank you for all of your assistance. Please attached the following for the hearing on 3106 N. 70th.

TO: Board of Adjustment, City of Scottsdale, AZ

RE: Height Variance Request for 3106 N. 70th Street, Scottsdale, AZ

I am the owner of 3040 N. 70th Street and 3034 N. 70th Street, the adjacent property. I want to protest any height variance or two story design plan being considered on 3106 N. 70th Street. There is currently a one story building established on this property. I have concerns about any buildings that exceed one story being built next to my property. These future units will face my units and my property and take away privacy for the occupants of my units as well as aesthetics of my property. My units at 3040 N. 70th have rear yards and rear windows that will face the new taller structures the developer wants to build. I feel two story units would be to the material detriment and enjoyment of my property occupants. Additionally, I realize property valuation reasons may not always be considered in these matters, however approving a variance for the new owners of 3106 N. 70th Street would be doing exactly that. The Board of Adjustment would be approving a height variance for the obvious reason for the developers to be able to build larger, more expensive (and more profitable) units. The City of Scottsdale also profits with higher property taxes for more expensive units being sold on the property. Therefore both parties profit to the detriment of the current owner at 3040 N. 70th Street so I feel valuation is one of the valid arguments. I am not against a townhouse project, I do support a one story townhouse project to be built at 3106 N. 70th. I was there first and my expectation was that the neighborhood immediately surrounding my property would continue to have low rise single story buildings. I have owned this property since 1993 (and just recently transferred it from my personal name into my LLC) and I feel it would be unfair for the City to allow this height variance and design to be approved. The developer's design should comply and conform with the neighborhood heights already established on that specific stretch of N. 70th Street. I am located out of Arizona and cannot attend the hearing on September 7th in Phoenix therefore I hope this email will suffice. Thank you for your consideration.

Sincerely,
Bruce Marx, President
Camwood Group, LLC
Owner of: 3040 N. 70th Street, Scottsdale, AZ 85251
and 3034 N. 70th Street, Scottsdale, AZ 85251