

**From:** [Mark Speno](#)  
**To:** [McClay, Doris](#)  
**Cc:** [mpreul](#); [Nan Currie-White](#); [jnorris@yahoo.com](#); [J Norris](#); [Robert Berry](#); [eanolan@cox.net](#); [Roger Malcolm](#); [kmangini@icloud.com](#); [Valerie Glickman](#); [Rob@manginicompanies.com](#); [Art Buck](#); [fitnessn@gmail.com](#); [louispalmieri@mac.com](#); [Cox - AZBCB](#); [samw1222@aol.com](#); [rohns@rohnaz.com](#)  
**Subject:** Re: Objection to Pre-Application #: 544-PA-2020  
**Date:** Tuesday, June 8, 2021 12:26:10 PM

---

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

Dear Doris,

I, along with more than 40 neighbors from our community, attended the Neighborhood Open House meeting for the above referenced Pre-Application. Also in attendance were Scottsdale City Counselwomen Kathy Littlefield and Solange Whitehead. I want this email along with the emails from my fellow neighbors to become a part of the official record that we overwhelmingly object to the rezoning of this lot. In fact, when asked, not one neighbor came forward in support of the rezone.

After hearing some of the additional objections by my fellow neighbors, I am even more resolute in my stance against it. Mr. Richert was parsing words when explaining to the group that the “vacant lot requires building a home on it” and “there are no other solutions available to the property owner”. None of these points could have been further from the truth. There are plenty of alternatives for this property that don’t require development including a sale to adjacent neighbors for the purpose of an assemblage. Mr. Koo speculated when investing in this lot with full knowledge of its existing zoning and that it was never intended for development. He is not the poor victim of circumstance as Mr. Richert paints him to be.

A rezone would be tragic for our community for two very important reasons: 1) It would set a rezoning precedence for lot splits and higher density throughout the McDowell Shadow Estates and surrounding communities. 2) The type of home built on this lot would have to be miniature by comparison and/or require an exceptionally high lot coverage ratio while being shoved up against the freeway sound wall with little or no back yard. Such a home would not only be an eyesore but would put downward pressure on home values in the area as well. It was also noted that, if a home were to be constructed on this site, it would be the only one in existence with absolutely no street frontage other than for a driveway. Again, this lot was never intended to be developed or rezoned.

I expect that your department and the City of Scottsdale will give greater weight to the best interests and desires of the residents of McDowell Shadows Estates rather than the financial interests of a real estate speculator and his paid consultant.

Thank you,

Mark Speno  
480.694.6300

On May 11, 2021, at 10:21 AM, Mark Speno <[markspeno@cox.net](mailto:markspeno@cox.net)> wrote:

Dear Ms. McClay,

I would like to go on the record as officially objecting to the rezoning of the property identified under the Pre-Application #: 544-PA-2020 for the reason stated below along with my objection to the manner in which the Applicant violated the City of Scottsdale's Site Posting Requirements.

Objections to the rezoning:

A rezoning of the property to R1-10 will set a dangerous precedent that will encourage a wave of similar lot splitting and development resulting in increased density within our McDowell Shadows Estates. According to the City's own website where it defines the various zoning designations: ""R1-18 "...although less than one acre, still results in a low density of population"" and the proposed rezoning to ""R1-10 "...permits a higher density of population..."". A higher density rezoning within our neighborhood will turn it into something it was never meant to be. The residents of the McDowell Shadows Estates invested in their homes with the reliance of its current zoning and with the expectation that their values would not be diminished by the City increasing our density.

Objections to the Notification:

Attached is a photograph of the Early Notification sign that was posted on the property in accordance with City requirements. Several neighbors of the McDowell Shadows Estates planned to attend this meeting to express their concerns yet at the time of the scheduled event neither the Applicant or property owner showed up. We only learned after the fact that this meeting was changed at the last minute to a Zoom conference call and only the homeowners within 750 feet of the site were sent an invitation by mail. [to give you an idea of how ridiculous the 750 feet is, I am outside that distance yet only five doors away from the subject lot] Attached is a copy of that invitation dated April 27, less than ten days in advance of the meeting and in violation of the Site Posting Instructions established by the City. Furthermore, there are more than 70 homeowners within the McDowell Shadows Estates that will be negatively affected by the rezoning yet the Applicant made an 11th hour change to the location of the meeting without proper notification to the community. I believe this was a deliberate and transparent attempt by Mr. Richert and Mr. Koo to shake off the majority of homeowners whom they know object to the develop this small lot. I have attached a list of the 70+ property owners within the McDowell Shadows Estates development who are entitled to a proper notification and given the opportunity to have their voices and opinions be heard and I expect your office to require the Applicant to properly repost the Early Notification and start over.

We went through this with Mr. Koo in 2013 with his request for a variance to develop the lot and the neighborhood overwhelmingly disapproved as did the City Counsel who voted it down. Now he is back with more shenanigans, not just for a variance, but for a rezoning which will have an even greater negative impact on the future of our entire neighborhood. When is this guy going to stop wasting everyones time?

I am requesting your office deny the rezoning application or, at the very least, require Mr. Richert and Mr. Koo back up and provide our community with an HONEST notification process and opportunity to participate in the dialogue as provided by City ordinance.

Yours truly,

Mark Speno  
480-694-6300

<IMG\_3165 2.jpeg>

<zoommeeting\_0001.pdf>

<OWNER LIST MCDOWELL SHADOW ESTATES +.xlsx>

<image.png>