

From: [Eric Cole](#)
To: [Rachel Applegate \(PND\)](#)
Cc: [Sandy Luedke](#)
Subject: Opposition to Special Use Permit Z2021127
Date: Tuesday, June 7, 2022 2:59:10 PM

Date: 6-7-22

To: Rachel Applegate, Senior Planner c/o Maricopa County Planning & Development Department

From: Eric Cole, 38915 North 15th Ave, Phoenix AZ Parcel # 211-50-025C

Subject: OPPOSITION TO SPECIAL USE PERMIT – Case Z2021127

Hello Rachel

I emailed you earlier about my position of the Special Use Permit for the Isfan Residence # Z2021127. As mentioned earlier, I am opposed it.

The reason for this 2nd email is add more information.

Years ago I had built an accessory building in my back yard without a permit and built it outside the setback area. After construction of this building, a dispute with a neighbor resulted in a visit from code enforcement. I was cited for multiple violations. The violation case # was V200600150.

Since I had invested considerable effort & money into this building, I was hesitant to tear it down. Thus, I chose to pursue a variance with the county. I created construction drawings, paid a filing fee and sat in a room all day for my case to be heard. This happened to be the last one of the day. After speaking to the board and stating my case, they ended up disapproving my variance.

I Then chose to relocate the building which involved more construction drawings, another fee and the additional costs to relocate. I ended up completing the move with great success while complying with the county building & zoning requirements.

The other violation infringement consisted of having several unregistered vehicles in the back yard. In order to resolve this, I built a fairly large garage and moved the cars into it. Again, this involved more construction drawings, a permit fees as well as more money to build the garage.

The point of all this is that I made an attempt to deviate from rules of the existing R43 zoning and was turned down. It is only fair the the Isfan Residence receive the same treatment, comply with the existing R43 zoning residential requirements of this neighborhood and move their commercial business elsewhere.

Thanks, Eric Cole

From: [Sandy Luedke](#)
To: [Rachel Applegate \(PND\)](#)
Subject: Z 2021127 - Leo Isfan
Date: Wednesday, June 8, 2022 1:55:05 PM

To Whom it May Concern,

My name is Sandra Luedke, I am a registered voter and I live at 38816 N 15th Ave in Desert Hills, AZ. Parcel 211-50-023-B. For over 14 years my husband and I have called this place home.

I wish to clearly state my objections to SUP Z2021127 that Leo Isfan has applied for and do protest this request. I plan to attend the hearing in person, which is scheduled for June 16th, and I also wish to speak.

For over a year now, myself and several neighbors have been submitting letters of complaint, first regarding the Violation that was filed (V202101217) for which they were found Responsible at a hearing on April 14th 2022, and again for SUP Z 2021127. Photographs and Video have previously been submitted to document concerns and ordinance violations. Since Leo Isfan and his son James purchased the home, there have been multiple non-permitted changes made to the property, and they have continued to operate a noisy industrial business under the guise of a home business despite not having an approved SUP.

As I review the letters I have previously sent, and those from neighbors that have shared the letters they have sent, it is apparent that Exquisite Stone is not the type of home run business that belongs in our neighborhood. The companies lack of communication, honesty, and omission of accurate details in the 3rd SUP submittal I believe are intentional and only add to the distrust.

- In the 3rd submission, they state that they operate off a Private Well, this is not accurate. It is a Shared Well with 3 other households sharing the well.

- They fail to mention the massive generator that is also used to operate this business. This generator is located on the south side of the building and is not identified in the schematic drawing submitted in the 3rd submittal
 - 6/20/21 Permit B202107409 for a 500 gal A/g propane tank and hook to an existing generator.
 - The generator on the south side of the building was not pre-existing, and somehow smells like diesel when they start it up.
- They fail to mention or identify the RV that is parked on the west side of the building, and I believe occupied.
- What they state as an existing concrete driveway from the gate up to the building (106 in drawing), was not pre existing, the blacktop was laid down after they purchased the property.
- The block wall on the west side of the property is at least 7 feet tall and was not pre existing. They removed the existing fence and built the block wall fence after purchasing the property.
- The outdoor storage listed is actually a 54 foot Sea-tainer
- The large RAD roll off container is not in the diagram

- The forklifts used are not mentioned

The following 2 links go to YouTube videos' I have captured

Volume Required for video

Delivery Video <https://youtu.be/7KjQTwpIjpU>

Generator Video <https://youtu.be/kJl9VBdDOSQ>

There are probably more inaccuracies in the 3rd submission, but I have never been invited over to see the property. Details matter, and inconsistencies in what you say and how you behave only intensify the distrust.

Sincerely,
Sandra Luedke

From: [Sandra Luedke](#)
To: [Rachel Applegate \(PND\)](#)
Subject: Z2021127 Never Ends
Date: Thursday, June 9, 2022 9:13:23 AM

Hello Rachel,

Today they put that United Rental fork lift to use. It is the one that showed up on June 2, 2022. I guess they needed something bigger than the forklifts they currently have on the property. Just more reasons why I oppose SUP Z2021127. Please add this documentation to the file. (In one photo, posted just outside gate is the Planning and Development Zoning posting)

Video clip: <https://youtu.be/McGSjUNdMnY>

Sincerely,
Sandra Luedke
38816 N 15th Ave
Desert Hills







Sent from my iPhone