



Planning and Development Department

DATE: November 9, 2022

TO: Board of Adjustment

FROM: Paola Jaramillo, Planner

SUBJECT: **TU2022041- Jajou Property**
Agenda Item: 10

Since the publishing of the Staff Report and the previous handout dated on November 8, 2022, for the above case, staff has received 1 e-mail of support and 25 e-mails of opposition to the case. The e-mails have been attached to this handout.

Attachment: 1 e-mail of Support (1 Page)
25 e-mails of Opposition (25 Pages)

From: [Coderfun1_Angusb=ef69](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041
Date: Tuesday, November 8, 2022 2:11:16 PM

Ms. Jaramillo,

I am submitting my input regarding the age overlay in Sun City. I understand the reason for wanting only seniors to live in a designated community but there has to be some consideration in some cases.

The pandemic caused children or grandchildren to lose jobs and places of residence. Some seniors may not be able to know or afford community services. Circumstances such as these have forced families to live together or combine incomes and care.

Could there be exceptions but with limitations? One idea could be a temporary living arrangement of minors in the senior's home for only 1 year. By that time the individuals should have a plan.

I believe there was or is a temporary application provided in the SC Homeowners documents. There seems to be a statement by Katie O'Grady she is unaware of a temporary use permit.

I support seniors having minors in their home with exceptions and restrictions. Times are not normal with the pandemic, inflation, and lack of affordable housing.

Thank you,
Becky Schulzetenberg
10730 W Sequoia Dr.
Sun City, AZ
623-229-7542

From: [Joyce McGowan](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Age Restriction for Sun City, AZ
Date: Tuesday, November 8, 2022 11:01:45 AM

Dear Ms Jaramillo,

This email is concerning your Case # TU2022041, Applicant: Kenny Hermiz Jajou, who lives at 11221 N 111 Avenue, Sun City, AZ 85351.

I am against issuing this permit to anyone who wants an under 55 year old to live in Sun City, even on a temporary basis. I don't want this issue to set a precedent for anyone in the future. This will lead to other complications like losing our status in Sun City as a "senior community" and possibly have our taxes increased to include school taxes. This is simply not acceptable!! We are senior residents with limited income and some struggle to even pay the basics. Please don't pass this. If the applicant needs help there are many services available as well as other residences that will allow younger people to reside with them.

Thank you for your cooperation on this issue.

Sincerely,

Joyce McGowan

From: [Pamela Bratcher](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Age restriction Sun City
Date: Wednesday, November 9, 2022 10:03:22 AM

I propose we continue age restriction of 55yr or older for owning homes in Sun City AZ .

[Sent from Yahoo Mail on Android](#)

From: [Terri Lix](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case # TU2022041
Date: Tuesday, November 8, 2022 12:05:36 PM

I am writing in response to the "Request for Under Age Occupancy in an Age Restricted Area" by Kenny Hermiz Jajou.

I am a resident and home owner in Sun City AZ. I firmly oppose this request.

Sun City is designed for residents 55+ years old. We do not have amenities for children in our community.

When a person buys a home in Sun City they are informed very clearly that this is an age restricted area. This information is also spelled out in the Sun City CC&R's.

12 years ago when my husband and I bought our home in Sun City, it was because it was a 55+ community. We enjoy activities that are geared to our age and lifestyle.

Please reject this request to allow an underage child to live in our community.

Thank you,

Teresa Muehlhausen
10630 W Garnette Dr
Sun City, AZ 85373

[Sent from Yahoo Mail on Android](#)

From: [Scott Donkers](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case # TU2022041
Date: Tuesday, November 8, 2022 11:46:02 AM

RE: Case # TU2022041

To whom it concerns,

I am absolutely **NOT** in favor of allowing minors to reside in Sun City, AZ.

Thank you,

Scott Donkers
9502 W. Cottonwood Dr.
Sun City, AZ 85373

From: [ELAINE DONKERS](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case # TU2022041
Date: Tuesday, November 8, 2022 1:33:55 PM

I am not in favor of allowing minors to live in Sun City, Arizona

From: [VERA VIDOS](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: case #TU2022041
Date: Tuesday, November 8, 2022 1:36:16 PM

This email is to state that I **OPPOSE** a request for an underage person being allowed to reside in Sun City Arizona (Maricopa County). Please note that I am **NOT** in favor of allowing this as our community is an age restricted community, and I do not want that to change!!!

Sincerely,
Vera Vidos

From: [Phyllis Avery](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case Number TU2022041
Date: Tuesday, November 8, 2022 11:36:22 AM

Hello

I would like to see this Case # TU2022041 declined. Before I bought my home here in Phase 1 last Dec 2021 I had researched this area for over a year and found it exactly what I was looking for. An established senior community (Adults 55 and over only).

When I purchased this property I signed documents showing this was an 55+ community and to obey covenants and rules associated to this area , This included NO underage children were allowed to live full time here. I picked this area because there are No Schools in this community so we are not supposed to pay any school taxes. (I have done that for years even after my own kids had graduated). It's not supposed to be us Seniors on fixed incomes to pay for the younger children to live in our community. Allowing this exception would lead to others being approved. I do not want to see Sun City lose its Adult only status and allow other doors to be opened leading to more crime and deterioration of our community .

Thank you

Phyllis D Avery
NNA Certified Notary Signing Agent
719-499-0210

From: [Bill Sundstrom](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case Number TU2022041
Date: Tuesday, November 8, 2022 6:49:43 PM

>> Ms. Jaramillo,

>>

>> I am writing you to share my opposition to the permit request submitted by Kenny Hermiz Jajou to allow an underage person to reside in an age-restricted community.

>>

>> The age restriction overlay is the central feature that draws prospective residents to Sun City and other like communities. It is essential to preserving the services and amenities that are beneficial to our senior residents and is a major factor in their safety.

>>

>> A 55+ age restricted community is not an appropriate place for a child, offering no services or peers.

>>

>> It is my desire to have the Maricopa County Board of Adjustment reject the permit request (Case Number TU2022041). I would also like to see the board change its policy such that these types of requests are not taken up by the board but left to be decided by the community's ruling body, the Sun City Home Owner's Association.

>> Respectfully yours,

>> William Sundstrom

>> 9511 W BRIARWOOD CIR

>> SUN CITY, AZ 85351

>> 952-881-5373

From: [Gil Mason](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case TU2022041
Date: Tuesday, November 8, 2022 3:52:25 PM

Ms. Jaramillo

As a resident of Sun City I feel that I need to speak out against any underage children residing in our community . Sun City was founded as an age restricted community and I firmly believe that it should remain so. I do not want any children living here because when they become teens they will have a vehicle and they will have friends with vehicles creating an unsafe environment for their senior neighbors.. I purchased my home in Sun City, a 55 plus community because I want to live surrounded by people my age who occasionally have their grandchildren visit, not their children living with them on a permanent basis.

Thank You

Gil & Diane Mason

From: [Donald Schordje](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: case: 2022041
Date: Tuesday, November 8, 2022 11:16:19 AM

Re: applicant Kenny Hermiz Janjou
11221 N. 111th ave.
Sun City, Az 85351

I wish to file my protest against granting a waiver to the above applicant allowing him to violate Sun City's restriction against underage residents being allowed to live in Sun City. No such waivers should be allowed to exist. If one exception is granted then a precedent has been established. Once a precedent is established future court cases will have to rule in favor of the future applicants and our age overlay will be destroyed.

We live here because it is an age restricted community. Do not destroy our community.

Donald Schordje
9441 W. Brokenstone Drive
Sun City, Az 85351

From: [Darci](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Case: TU2022041 Applicant: Kenny Hermiz Jajou Address: 11221 N 111 Avenue, Sun City, AZ 85351
Date: Tuesday, November 8, 2022 9:02:05 PM

I'm sorry, but why is this even allowed to be petitioned for?

▪ Except as provided below, at least one occupant of each residential unit must be 55 years of age or older, and **NO PERSON UNDER NINETEEN (19) YEARS OF AGE SHALL OCCUPY OR RESIDE IN A RESIDENTIAL UNIT FOR MORE THAN NINETY (90) DAYS IN A TWELVE (12) MONTH PERIOD.**

Pretty clearly stated above, this should not be an issue.

This is an Adult Community, a Retirement Community. People move here to enjoy the latter years of their lives. Let your "grands" visit, have them for holidays and a couple weeks or months in the summer, but permanent...NO!

If life changes for any resident living here to have to include having a child or children under 18 in their home permanently, they need to move.

And why would they not?? Why would anyone have a child grow up in an adult community where there no activities for children, no schools, no amenities for children? I think that is just mean!

Personally, we moved here because we wanted to not worry about this stuff. We have no grandchildren and will not have any. We wanted a community that is different, that caters to the retired citizen that wants to enjoy life without the constant entourage of children and teenagers.

Don't get me wrong, I love kids and I am sad that I won't have grandchildren, but I would leave here immediately if I was faced with the life decision to raise one of my own after the age of 55.

I'm telling you now, if we allow this once, it will be only a matter of time and we will lose our status as an adult community and Sun City - "A Retirement Community" will become nothing but another multi-family community. It will become another Youngtown. There will be a mass exodus of people that came here to retire...to die here.

We are here because children are not allowed to RESIDE here. We are here for RETIREMENT, for reduced taxes and for adult-focused entertainment.

Thank you,

Darcel Rossiter
15810 N Lakeforest Dr
Sun City, AZ 85351

[Sent from Yahoo Mail on Android](#)

From: [Amy Maurice](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Do not allow Children to reside in Sun City
Date: Tuesday, November 8, 2022 11:43:20 AM

Hello,
Please do not approve the request for a child to reside in Sun City. I am referring to the Case below.
Thanks,
Amy Maurice

Case: TU2022041

Applicant: Kenny Hermiz Jajou

Address: 11221 N 111 Avenue, Sun City, AZ 85351

From: [Brian Maurice](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Kenny Hermiz Jajou case
Date: Tuesday, November 8, 2022 12:10:27 PM

Ms. Paola Jaramillo,

It is my strong desire that you do not approve the request for a child to reside in Sun City. I am referring to the Case number and applicant listed below.

Thanks,

Brian A. Maurice
18420 N. 97th Drive
Sun City

Case: TU2022041

Applicant: Kenny Hermiz Jajou

Address: 11221 N 111 Avenue, Sun City, AZ 85351

Professor Brian Maurice
Academic Dean/Registrar
Luther Preparatory School
(920) 261-4352 Ex. 175

*"The fear of the Lord is the beginning of wisdom,
and knowledge of the Holy One is understanding." - Proverbs 9: 10*



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From: [Liz Agnew](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Re case no. TU2022041
Date: Tuesday, November 8, 2022 9:16:45 PM

I strongly oppose compromising the laws governing underage residents, no matter the circumstances of this case.

My vote is a definite NO.

thank you for upholding the laws of Sun City.

Elizabeth Agnew

Get [Outlook for Android](#)

From: [Judy Inglis](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Reject Underage resident application for Sun City, AZ
Date: Wednesday, November 9, 2022 6:30:42 AM

I moved to Sun City because it is designated as a 55 and older residential community. It needs to stay that way for the benefit of all Sun City residents that came here for the same reason. Please reject this application.

All these underage threats against Sun City will never stop as long as Maricopa County underage applications remain available to anyone that wants to circumvent the Sun City senior overlay. In the meantime please consider Sun City CC&Rs during deliberations of these applications and allow our residents to enjoy the lifestyle they expected when purchasing their homes.

Sincerely,

Judith Inglis
10956 W Tropicana Circle
Sun City, AZ 85351

From: [Richard Burdick](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Temp. Use Permit Sun City
Date: Tuesday, November 8, 2022 10:38:21 AM

Applicant: Kenny Hermiz Jajou

Application No. – TU2022041

Location: 11221 N. 111th Ave., Sun City, AZ

In reference to the application for an underage person to reside at the above address, I am opposed to the approval of this request. I

Any permanent housing of an under age person (under 19 years of age) is in violation of the CC&Rs of this community. These CC&Rs were put in place “To Preserve Sun City as residential housing for the above 55 community”. To date this has been preserved. The Fair Housing Amendments Act of 1988 and The Arizona Fair Housing Act are the basis.

Please help the Sun City Community(s) as you make your decision about this case on November 10th. Thank you for your appropriate decision in this case.

Richard Burdick
12039 N Cherry Hills Dr. E
Sun City, AZ

Sent from [Mail](#) for Windows

From: [Joni Smith, DVM](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041 Underage Occupancy Permit
Date: Tuesday, November 8, 2022 12:59:45 PM

Paola Jaramillo,

In regard to TU2022041 Underage Occupancy Permit, I **strongly oppose** allowing an underage person to live in our city. We are age-restricted and do not want to endanger our ability to remain as such.

This is not a place for children and there are no facilities for children. It is unfortunate, but a different option needs to be found for this child.

People choose to live here because it is age restricted and allowing children to live here will harm our status. Please consider our 35,000+ residents in this decision.

Thank you,

Joni Smith

joni4392@gmail.com

--

Joni Smith, DVM

drjonismith@gmail.com

303-913-4392

From: [Dora Sterling](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041
Date: Wednesday, November 9, 2022 6:35:15 AM

I oppose the request for underage person to live with Kenny Hermiz Jajou. I chose Sun City for the reason of Adult living.

Dora Sterling
13435 N 107th Dr
Sun City, 85351

Dora Sterling

From: [Denise Baldwin](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041
Date: Tuesday, November 8, 2022 1:28:52 PM

This is in reference to the Age Overlay use permit
This one I haven't been able to see what the circumstances are for
Mr. Kenny Jajou to bring this to the city of Maricopa county.
I'm unable to read the one that was posted on the SCHOA
Mr. K Jajou bought his house in 2021 so he should be well aware of the
Age requirement is to be able to be a home owner in SCHOA.
that was printed about the last case of the Age Overlay case that was
Disallowed. I'm sure he feels his case is different than the last that his
Circumstances are more Warranted than the others before him
If 1 is allowed Than they will just keep coming and tiring up the courts.
If this case is allowed the people of SCHOA could stand to lose a lot.
All said I'm against allowing Mr. K. Jajou the Age Overlay permit
Thank you for your time it took to read
Denise Baldwin
TU2022041

From: [Roni Baker](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041
Date: Tuesday, November 8, 2022 11:41:05 AM

I purchased a home in an age restricted community for a reason. My last home was across the street from a middle school, in the years we lived there, they added ball field lights so that clubs could play ball until 10:00pm every night. And no regard for the residence peace and quiet. On weekends we had soccer leagues with parents parking all up and down the street all day Saturday.

This is the second request I've heard of in the year and a half I lived in Sun City. If we open the doors for one, we set a precedent for future ones and then we no longer have an age restricted community and then they want to build schools and playgrounds. If people want youngsters to live in their homes, then they should not move into an age restricted community.

Please deny this request. There are plenty of other communities for them to choose from.

Roni Baker

Mountain View Rd.

From: [Robert Woodhull](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: TU2022041
Date: Wednesday, November 9, 2022 9:38:20 AM

Paola,
Please deny Temporary Use Permit for 11221 N 111th Avenue, Sun City, Arizona. I would like the community to remain 55+ age restricted
Robert Woodhull
10332 W Carob Dr., Sun City, Arizona

Sent from my iPad

From: [SCOTT KEDZIOR](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Under age persons in Sun City
Date: Wednesday, November 9, 2022 6:45:49 AM

I moved to Sun City because of the carefree lifestyle of the residents. A senior community with restrictions for residents is a

wonderful place to live. No children and short time visitors are what makes Sun City a great place to live. Thank you.

Scott Kedzior

11025 W White Mountain Rd

Sun City, Az

From: [jeff.george](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Underage in Sun City
Date: Tuesday, November 8, 2022 2:44:22 PM

Sun City is a retirement community for a reason. Having underage children here would make Sun City like any other city. Keep it the way it is.

Jeff George

[Sent from Yahoo Mail on Android](#)

From: [Iris B Kessel](#)
To: [Paola Jaramillo Quintero \(PND\)](#)
Subject: Underage Residents in Sun City
Date: Tuesday, November 8, 2022 9:10:30 AM

I am against any underage person living in Sun City

Case #TU2022041