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MAY 01 2015

April 26, 2015

From: Jeff & Ally Miller
9925 N. Camino de Oeste
Tucson, Az. 85742

To: Pima County Board of Adjustments District 1

Subject: Variance request Co10(1)15-02

We are the property owners that border this property on the south side. We strongly oppose granting this requested variance. We have several issues with this request.

- 1) There is no site plan included showing what structures will be built, what development will occur on the property, or what the intended uses will be. Without this level of detail it is not possible to evaluate the impact that this will have to my property.
- 2) The hardship that Marana Health Center is claiming was created by Marana Health. They acquired this property in 2011 and it was under sized then. They clearly knew it was not buildable as they have been appealing their property tax and stating the value of the property to be \$500.
- 3) This variance is being sought solely to increase the economic return of the property. They have stated that they have a buyer for the property if they can get the variance. By their own admission they believe that the value of the property is only \$500, and they are selling the property for considerably more.

I would also like to note that the previous owner of this property, the "LIN KUO MING TRUST", also applied for the same variance request in approximately 2010,11. The Board of adjustments soundly rejected that request and we ask the current board to do the same.

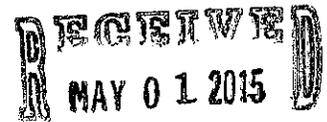
Sincerely,



Jeff & Ally Miller

FROM: Orange Ranch Estates H.O.A
P. O. Box 91197
Tucson, AZ 85752

April 22, 2015



TO: Pima County Board of Adjustments

BY:

SUBJECT: Co10(1)15-02 Marana Health Center-W. Oasis Rd.

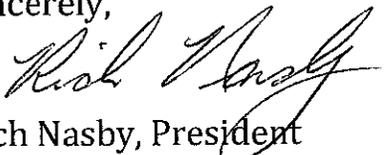
The Orange Ranch Estates Home Owners Association **OPPOSES** the granting of a variance to MHC to allow construction on 2.96 acres. We are opposed to the proposed variance for the following reasons:

1. First, MHC should try to make the property legal.
 - A. We have no knowledge of MHC even attempting to purchase adjacent land to increase the square footage of the property to 144,000sq ft. This could potentially be done by purchasing a small amount of land from the property owners on the west or south boundary.
2. Second, if MHC wants to sell the property, as they claim, maybe they should propose selling to either or both of the two aforementioned property owners.
 - A. We have no knowledge of this being proposed either.
 - B. This may be MHC's best option as it's highly likely that the property cannot reasonably be built upon due to the rules and restrictions associated with the high flow wash dividing the property in half diagonally, nearly 46% of the property is in sheet flood plain area and it has riparian area on the property.
3. In a letter to Mr. Tom Drzazgowski, dated 25 Feb 2015, Mrs. Karen Earley of MHC states that they have a buyer for the property and the sale is contingent upon getting permission to build a residence on less than 144,000 sq. ft.
 - A. We have not been presented any evidence to support this claim of a contingent sale.
 - B. Furthermore, this claim was not even mentioned in the letter sent by MHC's CEO, Clint Kuntz, dated 10 Apr 2015, to adjacent property owners.

4. In a letter to Mrs. Earley, dated 18 Feb 2015, Mr. Drzazgowski responds to her 4 Feb 2015 letter acknowledging that this property *might* have been decreased to 2.96 acres by Pima County for roadway clearance.
 - A. MHC is not adversely affected by road setback requirements any more than anyone else. Truthfully, the owners of the properties in our HOA, that border Camino DeOeste's east side, have much greater setbacks.
 - B. The setbacks depicted on Pima MapGuide maps shows this property has exactly the same setbacks from the two roads it borders as every other property on the south and west sides of the same roads. Actually, the property directly across the street, on the north side of Oasis Rd., has a greater setback on its Camino DeOeste/Oasis corner than the MHC property in question.
5. With regard to the Boards of Adjustments "Standards/guidelines":
 - A. MHC is currently presented with NO HARDSHIP since they have received this property through donation and have no real monies invested in it.
 - B. Their request is purely to maximize economic return on property they were donated.
 - C. There is nothing unusual or peculiar to this property regarding road setbacks, ref. para 4(A)(B) above;
 - D. Variance will adversely affect surrounding property owners who are held to SR rules and requirements. It could also be used as precedence for owners of larger 5 or 6 acre lots to subdivide, seek and receive the same variance purely to sell off a smaller, unused portion of their property for monetary gain.

For the above-mentioned reasons, the Orange Ranch Estates Home Owners Association is against the MHC requested variance.

Sincerely,



Rich Nasby, President

Orange Ranch Estates Home Owners Association