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COMMUNITY DEVELOPMENT
DEPARTMENT

June 6, 2013

Planning and Zoning Commission
303 N. Beeline Highway
Payson, Az 85541

Re: 706 W. Longhorn application for zoning variance.

Dear Commissioners:

I am writing to express my views on the above issue.

My husband and I purchased the home at 514 W. Overland Rd 19 years ago. We originally used it as a vacation home, but now are in residence about 4 months out of the year plus some weekends and holidays. As we sit on our deck in the morning, evening, and even on busy weekends we marvel at how peaceful and quiet this neighborhood remains.

I am a licensed Real Estate Broker in Arizona for the past 33 years. My active market has been in Buckeye but am also a member of the Central Board of Realtors in Payson. In my years of experience I have witnessed the deterioration of neighborhoods that have begun with Residential Business. I also note that cities and towns have tightened regulations on allowing business in a residential neighborhood.

The fact that subject property is on Longhorn, which is a heavily trafficked street is not the issue. The issue is when you approve this variance then you are establishing precedence for other business to come into the neighborhood, and thus begins the problem of traffic, noise, etc. I could apply for a variance for my Real Estate business, my neighbor could move his printing business home, or the massage therapist could open her home to customers, and on and on.

This is one of Payson's nicest neighborhoods, please do not damage that.

Thank you for your consideration.

Sincerely,



Kathleen Bruehl