

# Judge's Neighborhood Security News

January 2017

## Call to Action

Good Afternoon Neighbors,

For the first time in the 5-year history of this newsletter we have an official "Call to Action" regarding the new home construction in the Flood Zone at 5509 N 40<sup>th</sup> St.

Yesterday I drove to City Hall to research the construction project. It is in the Revision Stage now and will soon be approved for a building permit. I was able to view the original set of plans only. These plans show that the developers intend to build a detached garage 10 feet from our neighbor's block wall. The City would not or could not supply me with a drainage/grading plan even though a plan has been submitted to both Floodplain Mgt and the Building Department. Because of this, we don't know what height the finished floor of the lot will be. My conclusion is that we need more information and the opportunity to voice our opinions quickly before the City and FEMA approve this construction.

Below is a message from our neighbor, John Fischl. He is the President of the volunteer HOA that has organized the portion of Marion Estates that is south of the wash.

Thank you for helping,  
Judge

Homeowners,

By now, hopefully you have had a chance to read the email that Judge Bellamak sent out last week regarding the attempt to fill, raise and build on the property at 40<sup>th</sup> St and the wash. After the email went out, we quickly received a number of responses (18) from concerned homeowners on both sides of the wash regarding this issue and all have expressed willingness to help as well as attend a meeting with our city councilman Sal Diciccio.

The consensus is unanimous that no one should be allowed to build a home on that site and adversely affect the property values of the surrounding homeowners! In addition, as we saw in 2014, any alterations in the flow of that wash can adversely impact the properties that border it.

We will reach out to Sal shortly to ask for a meeting, but this effort would be best received if he is aware of the number of concerned citizens on this issue. Our hope is to have a meeting with him here in the neighborhood either on a weeknight or a Sunday afternoon.

### HOW YOU CAN HELP

At this point, we need you to send an email to Mr. Diciccio. In a short message in your own words (please), tell him where you live and that you are deeply concerned that the city is allowing a house to be built on the property located at 5509 N 40<sup>th</sup> St in Phoenix. You believe that it will negatively impact property values and create risks from the altering of the floodplain. Please copy [Judge@bellamak.com](mailto:Judge@bellamak.com) so we know how many go out.

**Time is of the essence. There are over 200 people receiving this message. I hope he gets 50+ emails. Please send it today.**

Sal's email address is: [sal@saldiccio.com](mailto:sal@saldiccio.com)

The address of the property is: 5509 N 40<sup>th</sup> St.

Thank You for your efforts and cooperation on this important matter!

John Fischl  
President  
Marion Estates HOA