

I am writing this in support of Sterling Providence (Joseph Z ministries) and their variance of use request for 11910 Green Acres Ln.

My name is Mary Scites and I own the 5 acre lot that is currently up for sale next to the property in question. I have talked to Z ministries multiple times since they moved in and I believe Z ministries residing at 11910 will have minimal to no impact on the neighborhood. I have read the other comments regarding this variance and would like to say that I am disappointed in what I've seen. A lot of these comments contain lies, misinformation including blaming Z ministries for things that happened during the building of the barndominium at 11910 before they even moved in, as well as hypocritical statements as the commenter is also guilty of some of the reasons they state to oppose the variance. I do agree that the owners of the neighboring properties are welcome to have their own viewpoints and opinions of the requested variance, but I don't think false information should be spread to try and sway the vote.

I understand the frustration with more traffic in the neighborhood, but at the end of the day, I believe it comes down to people's frustration with those 2 back lots being subdivided and sold back in 2022. Even if those lots were developed only for residential use, the traffic on the easements would increase anyway, and from reading all of the comments, I believe that is what people are the most frustrated with. I haven't seen any comments about Z ministries being disrespectful, rude, how they have increased the noise by working outside of the property, or any other reason why people don't support this other than the increase in traffic. The craziest part is that Z ministries didn't even get a chance to show people a normal workday because they only had time to move in and move out which obviously would increase traffic for that short period of time, but that in no way means that traffic would be like that forever. When Z ministries originally bought the property, they had also intended on buying the second lot that I own which would reduce the traffic going through Green Acres Ln because it would not be developed with another home. I believe this would have alleviated a lot of the traffic concerns because the traffic they create for their ministry would be comparable to the traffic of 2 residences being back there. I don't see how the daily activity of their employees coming to and from the office would be much more than the activity of 2 residential homes being back in those 2 lots with daily commutes to work as well as deliveries that would normally come to residential homes. Again, there are 2 lots at the back of Green Acres that were previously undeveloped but were subdivided and sold, so the traffic was going to be increased regardless of two individual homes being back there or one ministry. They have also already shown that they will contribute to taking care of the road by redoing the private easement that goes from the dirt road to their property at 100% their own cost as well as financially contributing to fixing the dirt road. They have also stated to me that they were happy to contribute more than their share to

make sure the roads are maintained for the neighborhood, if they created more wear and tear than has been experienced in years past.

Z Ministries did put the property up for sale and the neighboring 5 acre lot that I own is also currently listed for sale. I was told by others that Dennis Roberts, who also shares a property line with 11910, has been watching both properties to see when showings are happening and at the end of the showing he has been flagging down potential buyers to talk with them and discourage them from purchasing either property. He has even put up a large sign warning potential buyers about the property and filed legal action that requires Z ministries to inform all potential buyers that Dennis has sued them before (over the road). They also let me know that they told Dennis early on that they were willing to leave and sell the property and the only reason they are applying for this variance now is because Dennis's actions to scare off any potential buyers is making it impossible to sell, so we wouldn't even need to be voting on this variance if Dennis would stop making it impossible for them to sell and leave the property. I even had a friend drive up to the my empty 5 acre lot and look around as if he was interested in buying it and sure enough, Dennis was waiting for him in his truck at the property line and told him he tries to meet everyone who drives by so he can warn them about how "terrible" the ministry is that is at 11910 (and again, this was to look at the empty lot. He is trying to prevent both lots from being sold). I find these actions inexcusable, especially since I have verified that he is personally interfering with their ability to peacefully leave as well as my ability to sell the other lot.

Z Ministries has already moved out of the building but because of their inability to sell due to the interference with showings, they let me know of their plans for the property if they cannot obtain the variance which could drastically hurt anyone in the neighborhood's ability to sell in the future and the comments about not wanting commercial traffic would never be resolved. They have now been holding showings for organizations to take over the building who would have legal rights to operate at 11910 without a variance rather than individuals because they are all being scared off. They shared that they have already had a showing with someone who runs a women's mental health organization to potentially use this building to house women with mental health struggles which they said they told Dennis Roberts about, and he continues to scare away "normal" buyers. They have a long list of other organizations that could use this home as a temporary housing for individuals with no variance required (ministries that support people coming out of prison, people recovering from drug and alcohol addiction, victims of human trafficking, etc). These organizations would be legally protected by the state because they are offering a service that benefits the community and they already have done all of the leg work to prove that the bardominium can be used as a home for an organization like this to move in if they do not receive their variance. I personally love organizations that house people in need and

think they are amazing ways to help rehabilitate people back into society, but I know this will be a very big problem for anyone, including myself, who would potentially want to sell property on Green Acres if 11910 is used by one of these organizations.

I've already talked with my realtor and he informed me that we would probably have to sell at a large loss if one of these organizations do move in. I also don't see how anyone else can sell their home easily on the street if the property is converted to a temporary housing facility or how that could boost the housing values. I also know that the traffic will increase due to these organizations being back there so there is no winning with the traffic concern. Z ministries uses 11910 to make their podcast so they are extremely quiet, but I don't know if that will still be the case if an organization moves in that can use the outside area for the people who would be living there full time.

Because of this, I am choosing to support the variance. If there was no interference with the selling of 11910 it probably would already be sold by now and none of this would be an issue. I am voting in support because I do believe the ministry does have minimal to no impact on the Green Acres neighborhood and I also believe them receiving this variance would be better than the property being taken over by another organization that is legally protected by the state and requires no variance to be there.