

August 15, 2022

PROJECT NARRATIVE

Project Name:	Rezamp Office #1
Project Address:	500 W Chandler Blvd, Chandler AZ 85225
Land Uses:	Request Use Permit approval to operate a professional office within a Single Family (SF 8.5) District.
Property Eligibility:	The existing single-family residential home has only frontage to Chandler Blvd, an arterial road in Chandler. The property includes two parcels, APN 302-60-016 and APN 302-60-017, at approximately 0.215 acres (9378 sq ft) and .108 acres (4683) respectively. The property is part of the Park Manors plat from 1946.
Building Size:	The existing single-family residence was built near the end of 1948 or early 1949, as per aerial photo records. The property includes the main home at approximately 1,820 livable square feet in size, which includes an original addition connected by a roofed breezeway, and a detached two-car garage building (approximately 500 square feet) both built around 1952/1953, as per aerial photo records. In approximately 1992, another addition to the home occurred at approximately 932 square feet, which was related to a dental office use on the property. The overall home with additions is approximately 2,752 square feet, 3252 square feet including the garage which is now livable space.
Project Objectives:	Rezamp LLC purchased the subject property in October 2014 with the intentions of using the property as a real estate-based office.
Architecture:	The buildings on the property are painted block with shingle roof, and the exterior is gray with white trim.
Landscape:	The front yard landscape is mostly rock, with plants and trees throughout. The interior courtyard has artificial turf, with bordering plants and bushes.
Parking:	The property includes a concrete parking slab on the north side of the lot adjacent to the alley. The parking area is 57.5' wide and 19' to 28.5' in depth, providing five (5) parking spaces. The paved area along the west side of the building is 15' wide by 85' long, which provides two (2) parking spaces. There is also a concrete slab in front of the former two-car

garage off Iowa Street that is 18' wide and 29' deep, allowing for two (2) parking spaces. There are nine (9) total parking spaces.

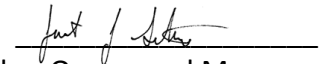
Operations:

1. Office Hours – Hours of operation are 8:00 am to 6:00 pm, Monday through Friday, closed all major holidays and weekends.
2. Number of Employee – No more than six (6) during normal hours of operation.
3. Environmental Impact – No noise, nuisance or traffic in the premises. On weekends and after 6:00 PM on weekdays, there will be no activity in the property. Office activities are not to interfere with the neighbors' environment.

Included Documents: Also included in the application file are the following requested documents:

1. Parking Plan/Site Plan/Floor Plan (*Site Plan – 500 W Chandler Blvd*)
2. Photographs of building and tenant space (*Photos – 500 W Chandler Blvd*)

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Schnettler", is written over a horizontal line.

Justin Schnettler, Owner and Manager