

Introduction & Precedent:

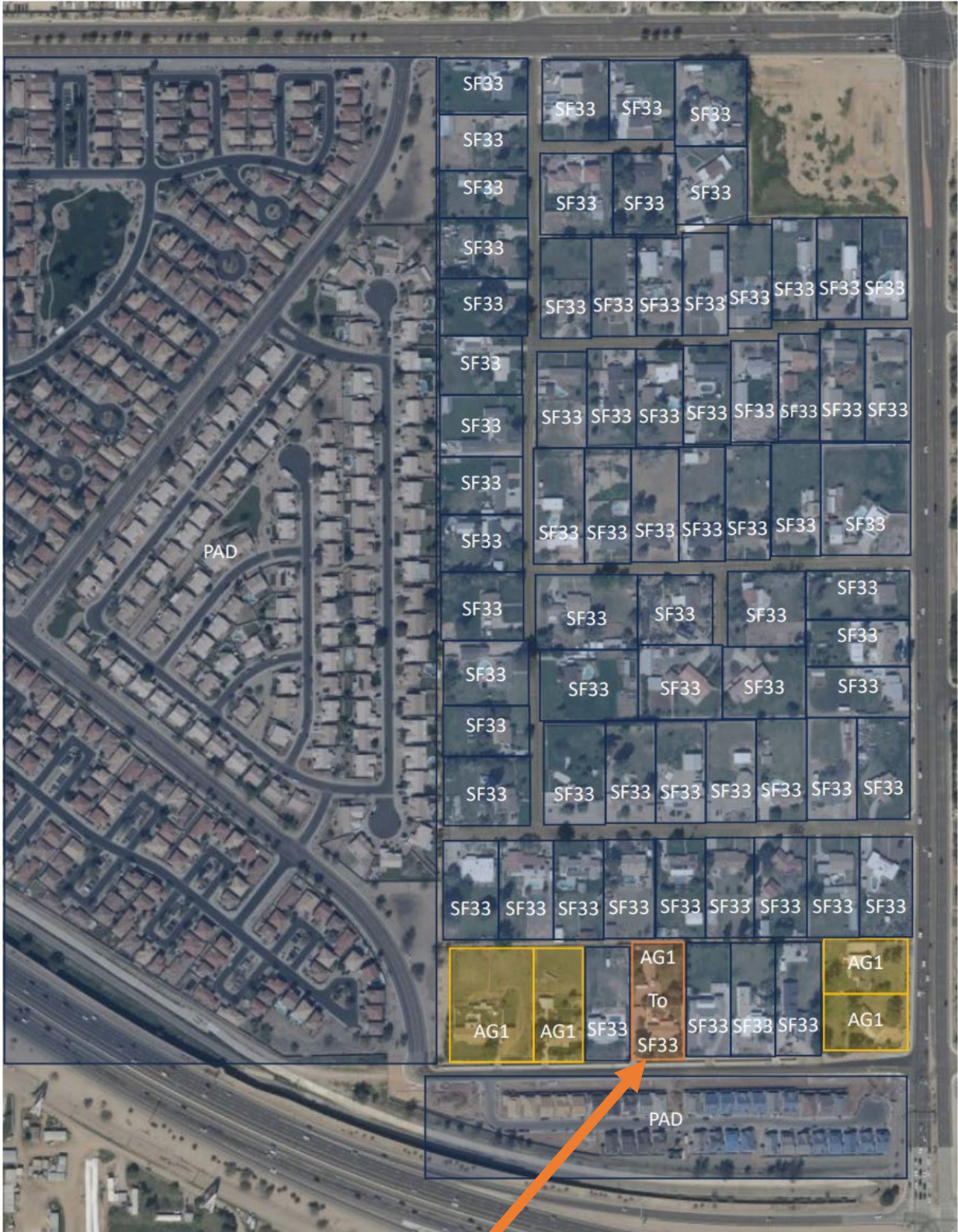
Hello, my name is Gregory Jones. I am looking to expand the footprint of my single-family home with a home addition to make room for my family. My proposed project plan involves adding three bedrooms, two bathrooms, and a living room onto my existing home while maintaining the current architecture.

I would like to request an abbreviated rezoning process for this sub-zoning given the significant precedent set in the area. Recently, three homes in the area have been rezoned from AG-1 to SF33; the same change that I am requesting. Additionally, the surrounding neighborhood where my home resides is highly predominantly SF33. Please see the following page. My rezoning will match the standard of the area. For these reasons I propose to proceed with submission and acceptance of the rezoning documentation and Planning and Zoning Commission approval only.

Descriptive Narrative:

The proposed project will rezone parcel 303-28-256 in Chandler, AZ from zoning AG-1 to SF33. The project scope is a home addition taking the current dwelling from 1,973 sqft of livable space to 3,447 sqft of livable space. The addition consists of three bedrooms, two bathrooms, and one living room. The purpose of rezoning is the current dwelling is grandfathered in its existing setbacks, however it does not meet the new setback requirements from the East property boundary under AG-1 zoning. The proposed addition will meet the setback requirements of SF33 on all sides.

The building architecture will closely resemble the existing structure and surrounding neighborhood. A stucco walled home with asphalt shingled roof matching the existing 4:12 pitch. Colors will match existing structure. No landscaping changes are planned as part of this project.



Parcel Location