

**PROJECT NARRATIVE FOR:
ASSESSOR'S PARCEL NUMBERS 135-52-050, 135-52-051,
135-52-063, 135-52-065, 135-52-068, AND 135-52-069**

The current owner purchased the property in 2014 and has not had any major improvements done on site. The 3 buildings across the 6 above mentioned parcels have been in place for possibly 20-30 years, as all available historical photographs show the buildings in their current locations and configurations. The current large building on the site is occupied by the owner, the southerly of the 2 east building is occupied by a tenant, and the northerly of the 2 east building is currently unoccupied. The tenant of the southerly building expressed interest in purchasing the building 2 years ago. The owner has been trying to find a way to get this accomplished since that time. The current parcels are Maricopa County Assessor's Parcel Numbers 135-52-050, 135-52-051, 135-52-063, 135-52-065, 135-52-068, and 135-52-069. There are seven parcels within 500 feet that have a parcel size of 5,000 square feet (APN 135-52-060B) and less (APN's 135-52-066, 135-52-068, 135-52-069, 135-52-076B, 135-52-076C and 135-52-076D)

A: There are special circumstances applicable to the properties, including their original sizes, shapes, the topography, location, and commercial surroundings

The owner cannot create a lot around the building that the tenant would like to purchase that would meet current zoning standards.

B: That such special circumstances are pre-existing, and not created by the property owner or appellant:

As previously stated, the buildings were created at an unknown date decades ago, and no known zoning codes were taken into account. The depth of the property that was created no longer meets current zoning standards, much like all seven of the above-mentioned parcels within 500 feet of this property.

C: The strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same zoning district:

The owner would like to be able to enjoy the same benefits that the other properties listed above have, all of which currently have the same zoning.

D: Any variance granted will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

As previously stated, there are seven parcels within 500 feet that have a parcel size of 5,000 square feet (APN 135-52-060B) and less (APN's 135-52-066, 135-52-068, 135-52-069, 135-52-076B, 135-52-076C and 135-52-076D)

Thank you for your consideration of this issue.

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