

# Staff Summary Report



Hearing Officer Hearing Date: October 7, 2008

Agenda Item Number: 8

**SUBJECT:** This is a public hearing for a request by the **BRENNAN RESIDENCE (PL080337)** located at 2608 South Terrace Road for one (1) use permit.

**DOCUMENT NAME:** 20081007dssl01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **BRENNAN RESIDENCE (PL080337)** (Curt Wilt/Architectural Additions, applicant; Gary Brennan, property owner) located at 2608 South Terrace Road in the R1-6, Single Family Residential District for:

**ZUP08143** Use permit to allow required parking in the front yard setback.

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

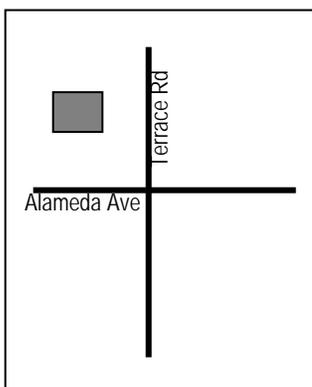
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions

**ADDITIONAL INFO:** The applicant is before the Hearing Officer to request a use permit to allow the required parking in the front yard setback. The applicant is enclosing their garage for additional livable space and therefore need to locate required parking in the front yard setback. To date, staff has received no input from the surrounding area on this request. Staff supports the use permit as proposed in this application.



**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval; Conditions of Approval
3. History & Facts; Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor Plan
6. Elevation
7. Staff Photograph(s)

**COMMENTS:**

The Brennan Residence is located northwest of the corner of Alameda Avenue and Terrace Road. They are proposing to enclose their garage into livable space; a guest room. They will locate their required parking on the driveway in the front yard setback. The current concrete driveway will accommodate two vehicles on the driveway.

**Use Permit**

The Zoning and Development Code requires a use permit for the required parking to be located within the front yard setback. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
  - The proposed addition is compatible with surrounding structures the uses.

To date, staff has received no input from the surrounding area on this request.

**Conclusion**

This is common use permit request for homes constructed during the 1960's and 1970's; these homes are typically smaller in livable space than newer constructed homes and the garage enclosure is a viable option for increasing the livable area of the home.

**REASON(S) FOR APPROVAL:**

- 1. Use Permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S) OF APPROVAL:**

- 1. Obtain all the necessary clearances from the Building Safety Division.
- 2. The garage enclosure shall be compatible with the principal residence in color, form, texture, and material.
- 3. The enclosed guest room not to be converted into a separate living unit.

HISTORY & FACTS: None pertinent to this case

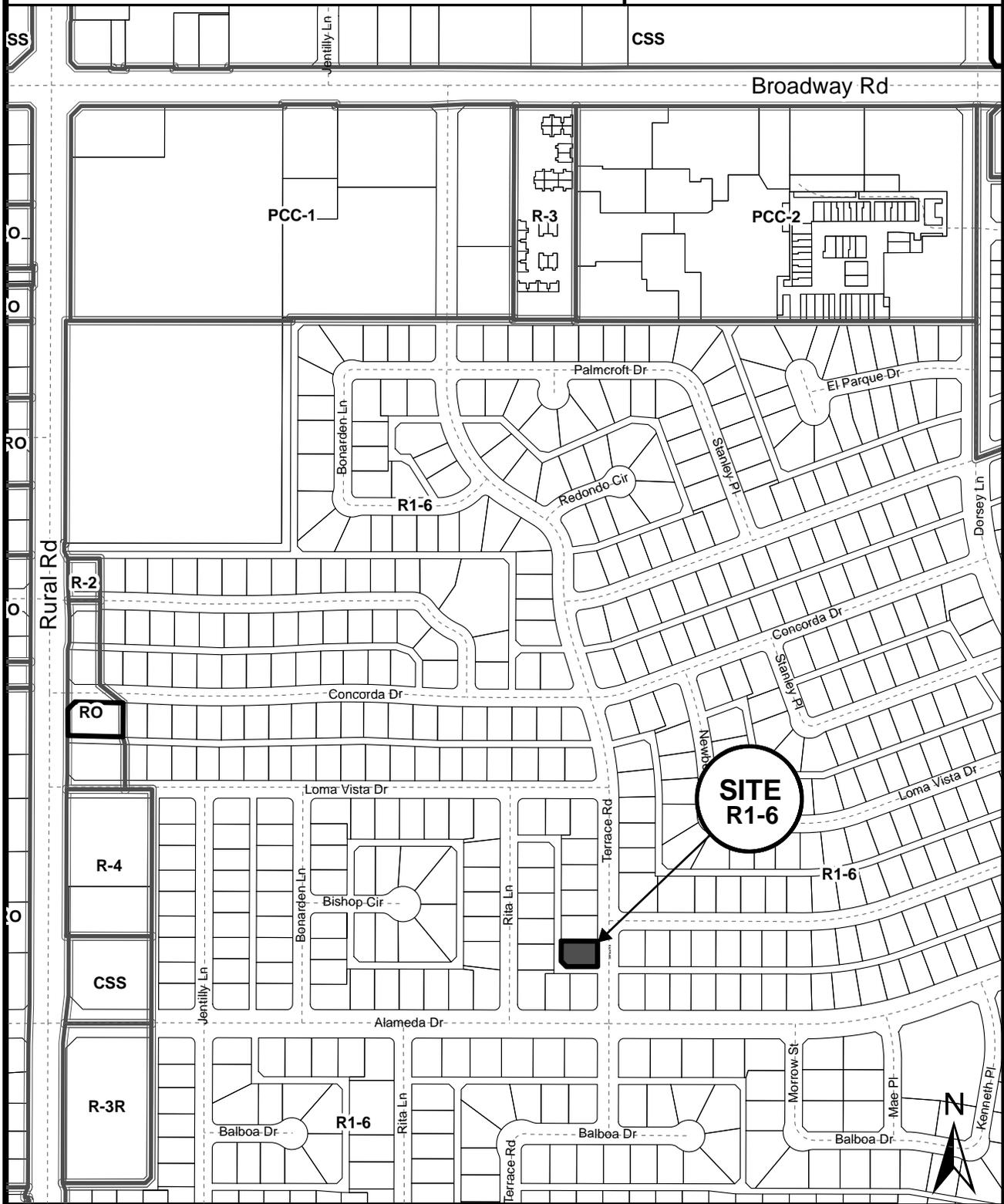
DESCRIPTION: Owner – Gary Brennan  
Applicant – Curt Wilt/Architectural Additions  
Existing Zoning – R1-6, Single Family Residential District

ZONING AND  
DEVELOPMENT

CODE REFERENCE: Citations of Code Requiring Use Permit(s)/Board Action:  
Zoning and Development Code, Chapter 6, Section 4 – 602- C

# BRENNAN RESIDENCE

PL080337



**Location Map**



**BRENNAN RESIDENCE (PL080337)**

## LETTER OF EXPLANATION

City of Tempe  
Development Services  
Planning Department  
I.E. Use Permit Application

September 9, 2008

To the Officer / Board / Commission:

The intent of this project is simple. The Brennan family would like to convert their existing 2 car garage into an In-law suite to allow their parents to live with them rather than in a costly assisted or elderly home. Due to the converted space they are requesting a use permit to allow parking of their vehicles in the front yard setback. There will still remain 15 feet in between the back end of the parked car and the sidewalk edge. The design of the structure / enclosure is tied into the current look of the dwelling as well as within the surrounding neighborhood content. There will be no disruption to vehicular or pedestrian traffic.

Thank you for your time and consideration,

Signed,



Applicant.

N — ALLEY —

57° E

22' OFF

T-15

ALLEY —

CP

5' OFF

27' 58"

N

103' 8"

FRONT 40' 0" EX. DRIVEWAY

5' OFF

\* REQUEST FOR  
USE PERMIT  
(ONE-DRIVE PARKING)  
9-09-08

6'-6"

20' OFFBACK

CONCRETE DRIVE

11'-0"

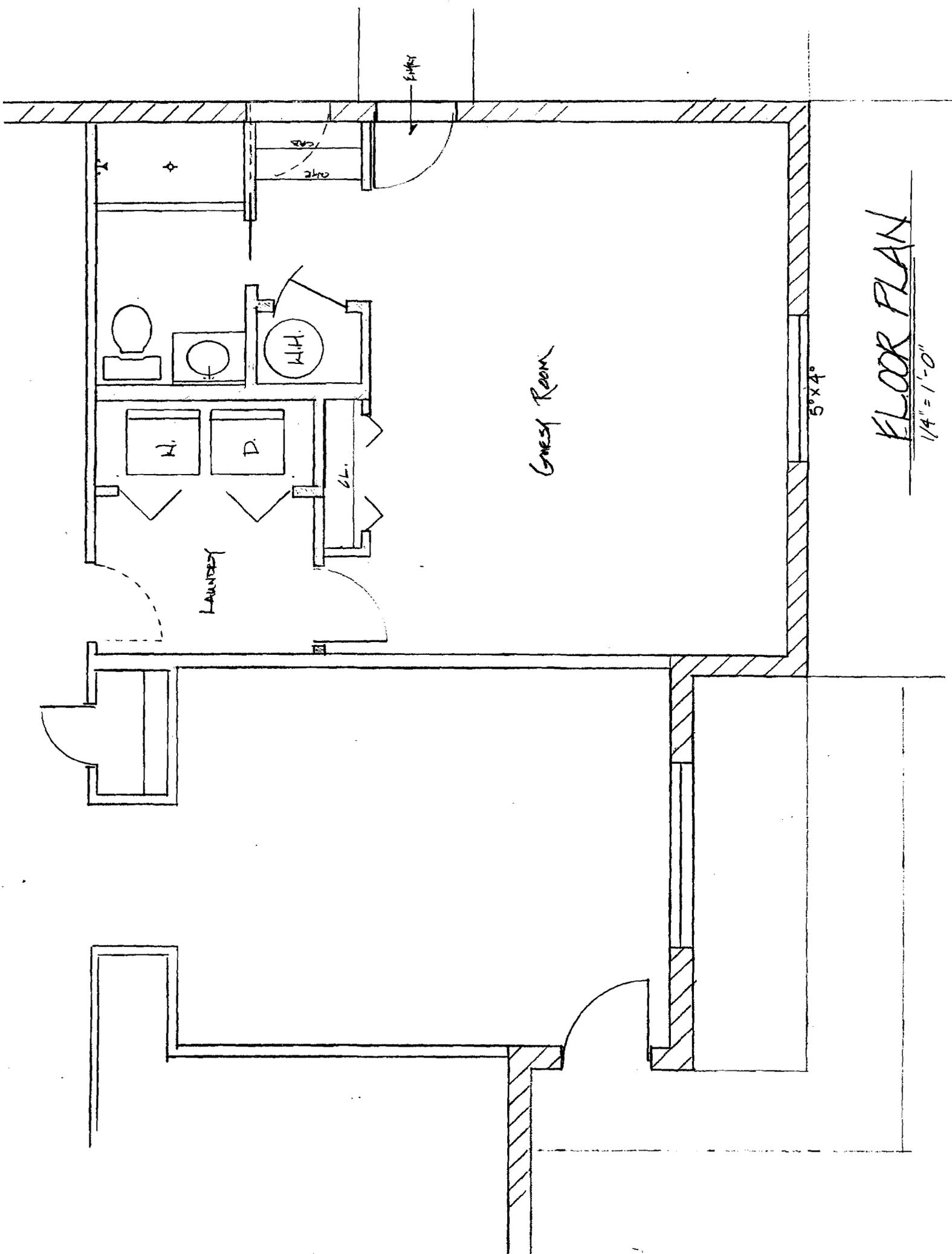
T-12

FRONT 40' 0" EX. DRIVEWAY

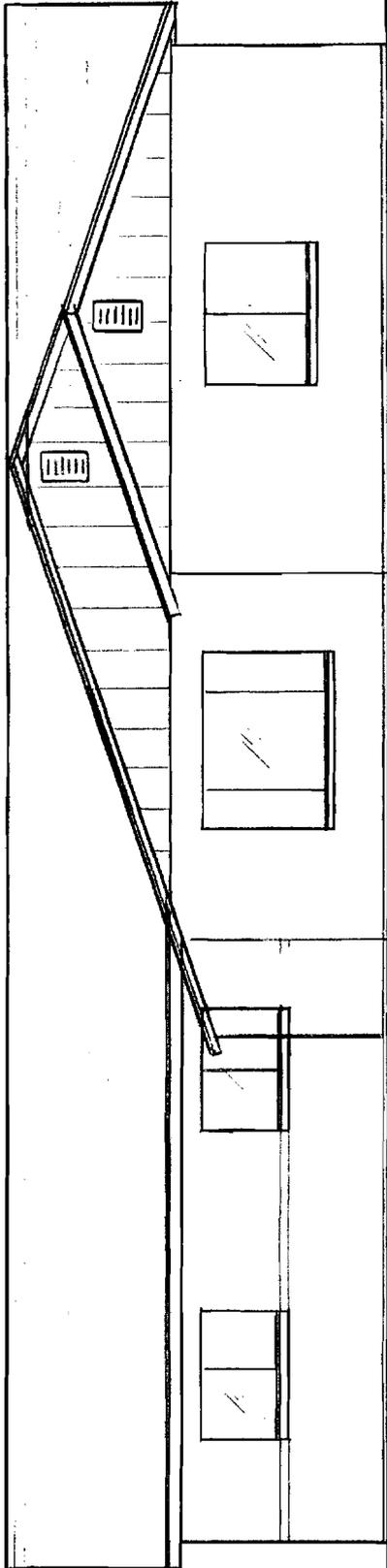
E

— TERRACE RD. —

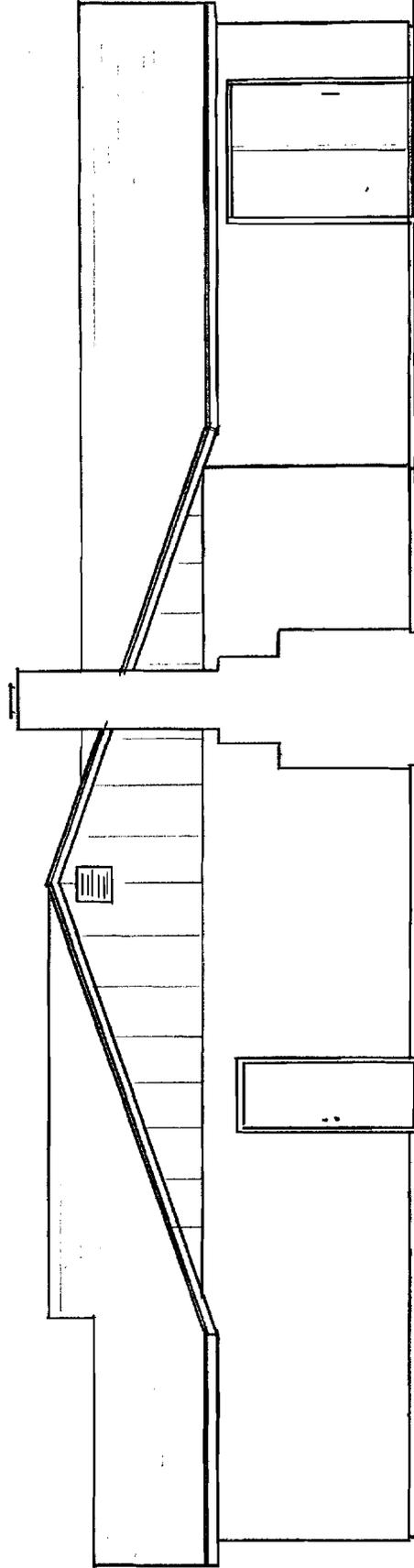
SITE PLAN



FLOOR PLAN  
1/4" = 1'-0"



FRONT ELEVATION  
N.T.S.



SIDE ELEVATION  
N.T.S.



# **BRENNAN RESIDENCE**

**2608 SOUTH TERRACE ROAD**

**PL080337**

**FRONT OF RESIDENCE**