

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 8

SUBJECT: This is a public hearing for a request by the **BUNGER RESIDENCE (PL080135)** located at 1936 East Calle De Arcos for one (1) use permit.

DOCUMENT NAME: 20080520dsac01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **BUNGER RESIDENCE (PL080135)** (William Bunger, applicant/property owner) located at 1936 East Calle De Arcos in the R1-7, Single Family Residential District for:

ZUP08070 Use permit to allow an accessory building (garage/work shop).

PREPARED BY: Alan Como, Planner II (480-350-8439)

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

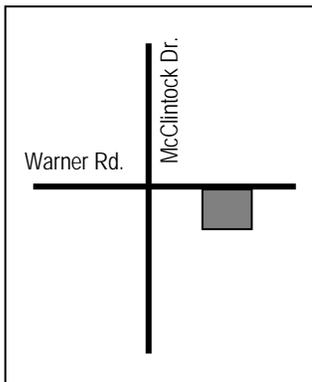
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The applicant is requesting approval of a use permit to allow a 576 s.f. accessory building (garage/work shop) located at 1936 East Calle De Arcos in the R1-7, Single Family Residential District. The applicant plans to use this building to store his sports vehicles, as well as tools and materials for his woodworking hobby. Staff supports the request as it meets the criteria for a use permit. No public input has been received on this request.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
- 5-8. Elevations
- 9-10. Staff Photograph(s)

COMMENTS:

The applicant is requesting approval of a use permit to allow a 576 s.f. accessory building (garage/work shop) located at 1936 East Calle De Arcos in the R1-7, Single Family Residential District. The applicant plans to use this building to store his sports vehicles, as well as tools and materials for his woodworking hobby. In that this lot is located on a cul-de-sac "the rear lot line shall be assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to a line tangent to the front property line at its midpoint." This means that the lot line that parallels Warner Road is a side yard lot line. Therefore, the accessory building will be ten feet (10') from one side yard lot line, and seven feet (7') from another side yard lot line. The proposed location of the accessory building is within the required setbacks for the lot and zoning district.

No public input has been received on this request.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The applicant is proposing to construct a 576 s.f. structure with a height of fourteen feet (14') to the ridge. The accessory building lies within the property lines and meets all required setbacks.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- 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. The applicant plans to use this building to store his sports vehicles, as well as tools and materials for his woodworking hobby and should not cause additional traffic.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use should not create any nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies. There are also a number of existing accessory buildings within the neighborhood.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for a storage space/workshop.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
4. The proposed use appears to be compatible with surrounding uses.

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 necessary clearances from the Building Safety Division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
3. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities).

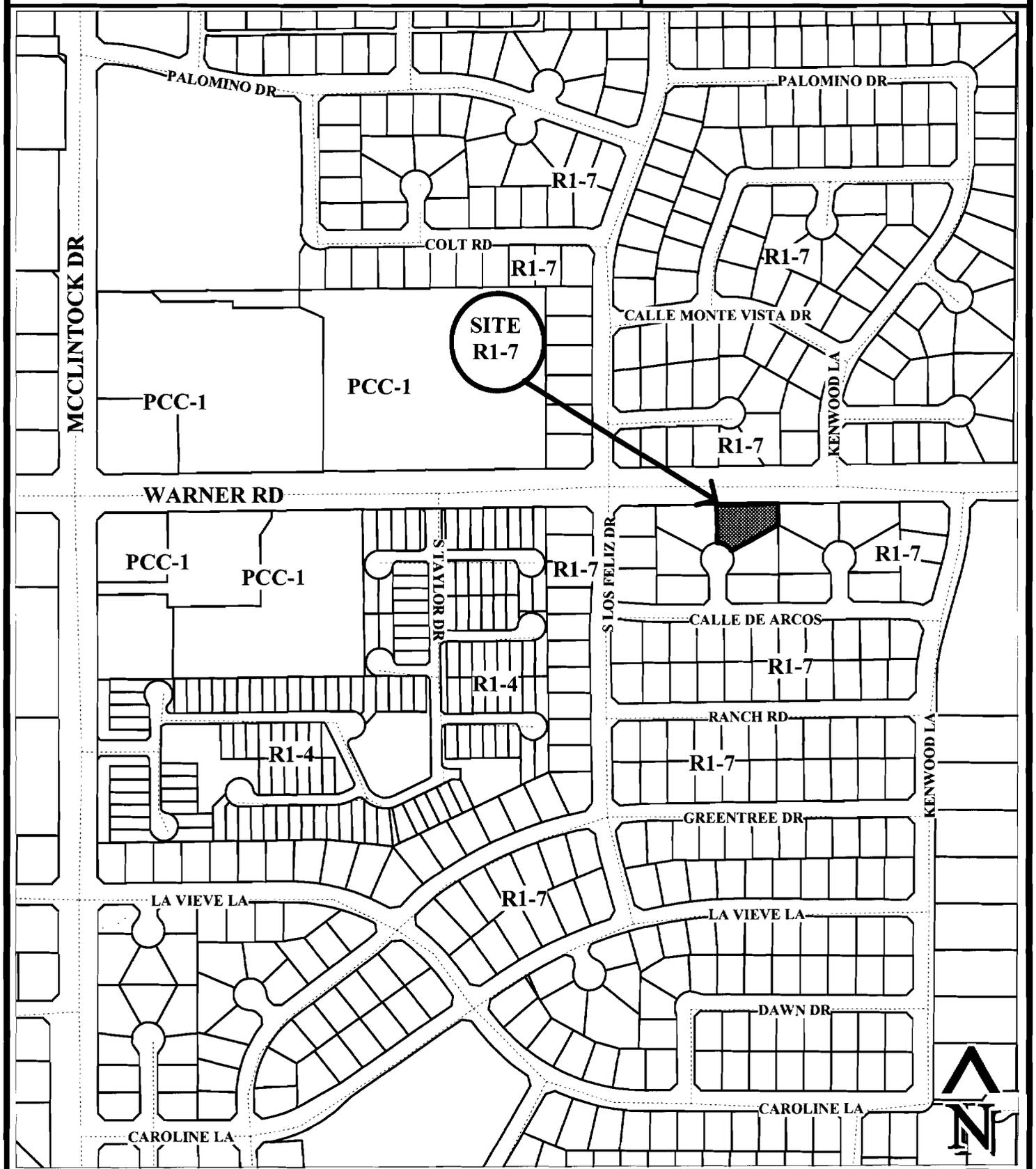
HISTORY & FACTS: None related to this case

DESCRIPTION: Owner – William Bunger
Applicant – William Bunger
Existing Zoning – R1-7, Single Family Residential District
Max Lot Coverage allowed – 45%
Proposed Lot Coverage – 13%
Accessory Building Size – 576 s.f.

ZONING AND DEVELOPMENT CODE REFERENCE: Section 3-401 – Accessory Buildings, Uses and Structures
Section 4-202 – Development Standards for Residential Districts
Section 6-308 – Use Permits
Section 7-113 – "L" Definitions

BUNGER RESIDENCE

PL080135





BUNGER RESIDENCE (PL080135)

April 20, 2008

Bill Bunger
1936 E. Calle de Arcos
Tempe, AZ 85284

To Whom It May Concern:

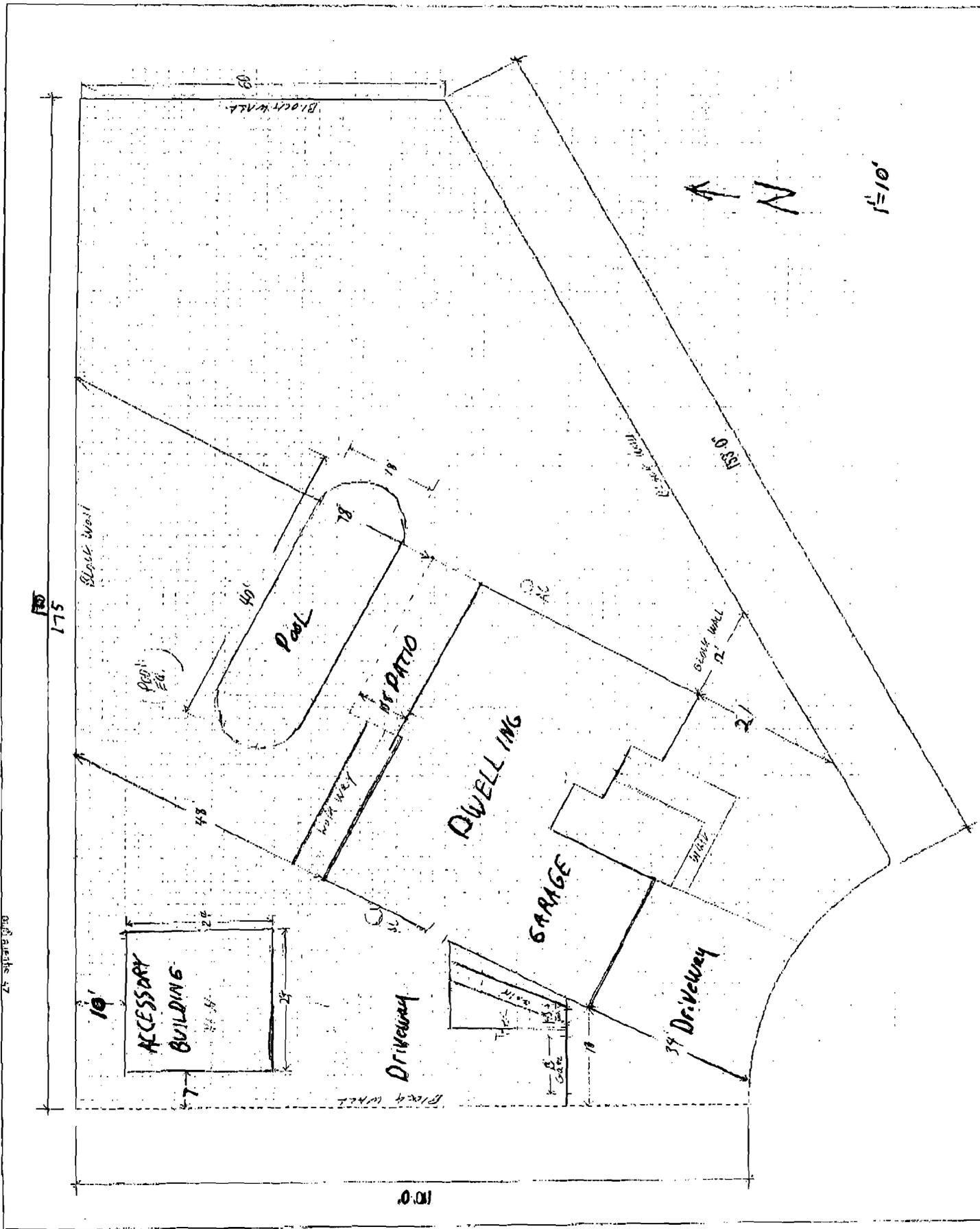
Per your request, I am writing this letter to explain the use of my proposed addition. I would like to build a separate structure behind my house to park my sport utility vehicles in and use as a wood shop for hobbies. All pertinent information regarding specs, required forms, and paid fees will be given upon request.

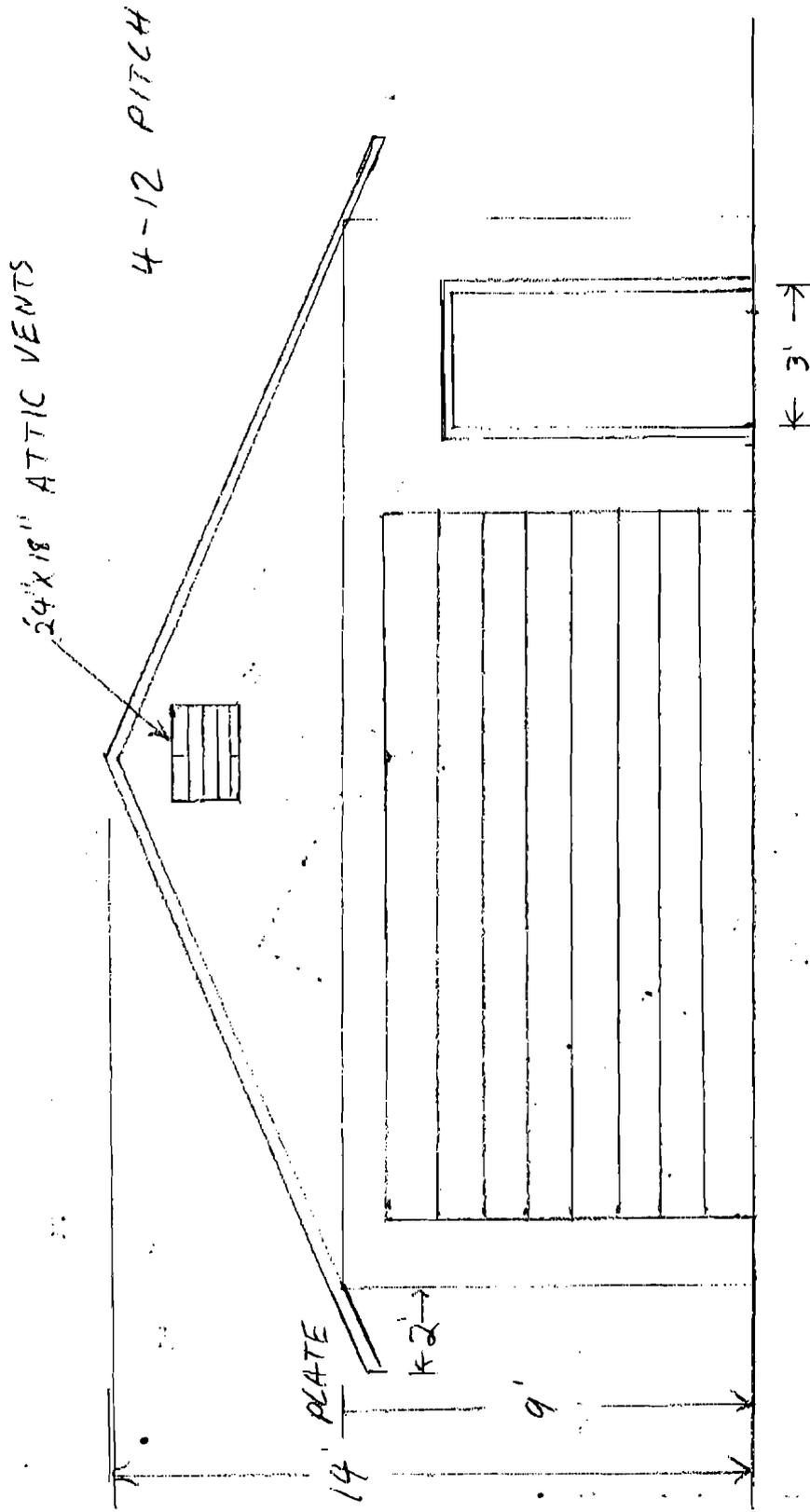
Please contact me if you have any questions.

Sincerely,

Bill Bunger
Property Owner

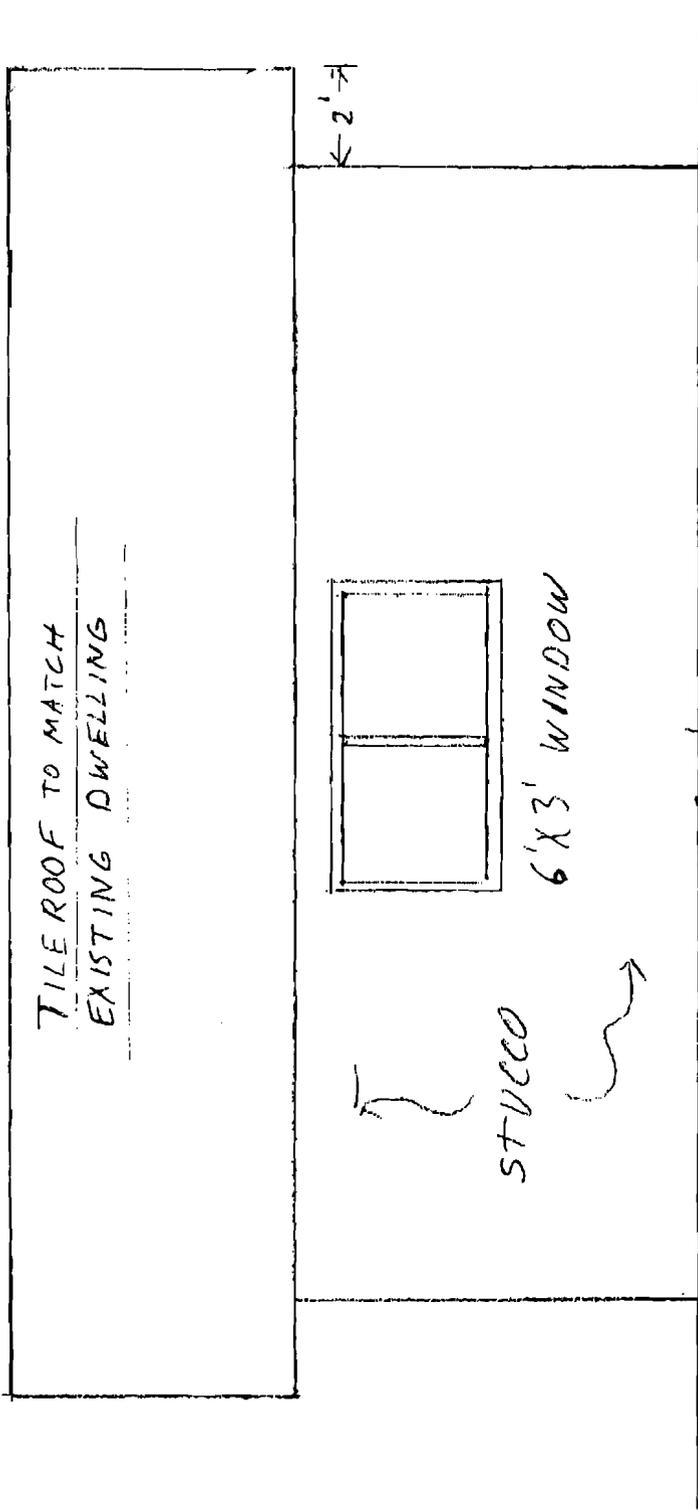
1936 E Calle de Arcos Bunge



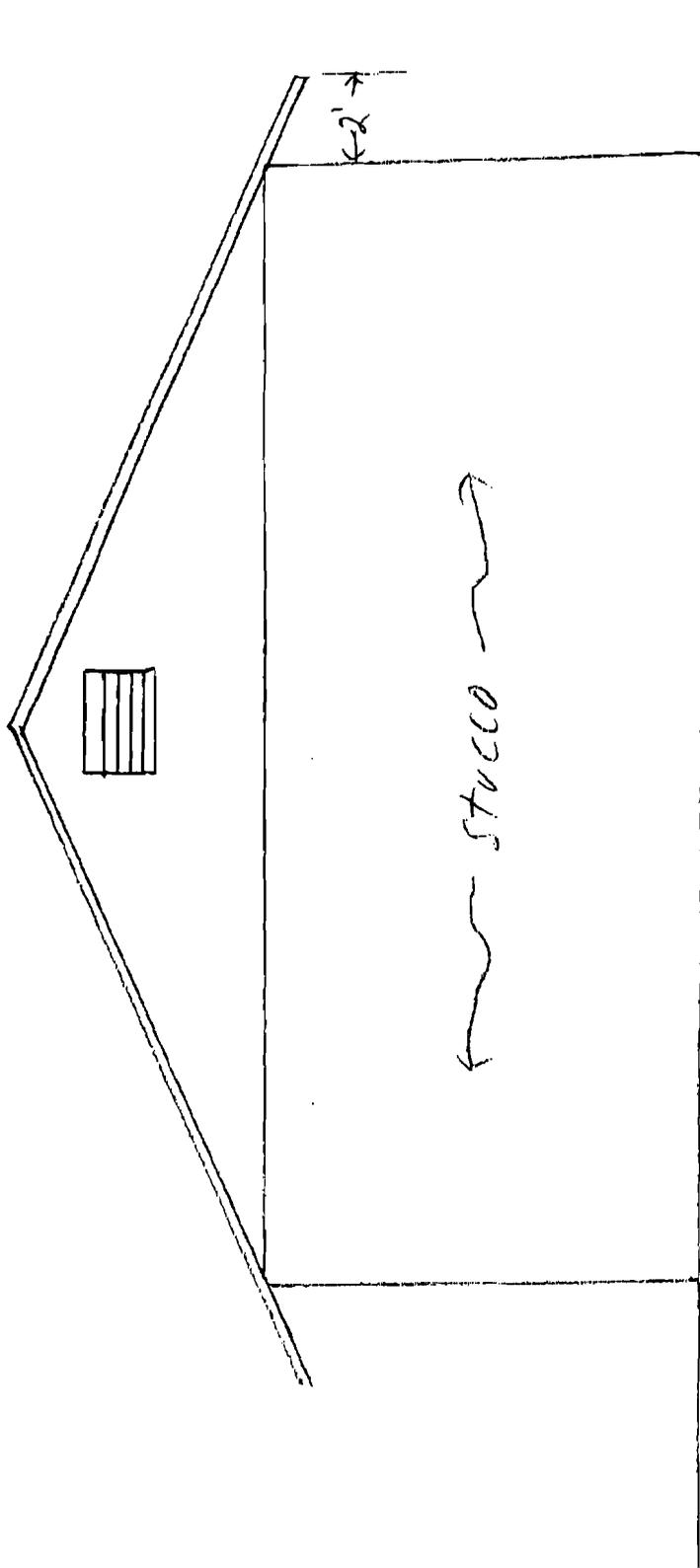


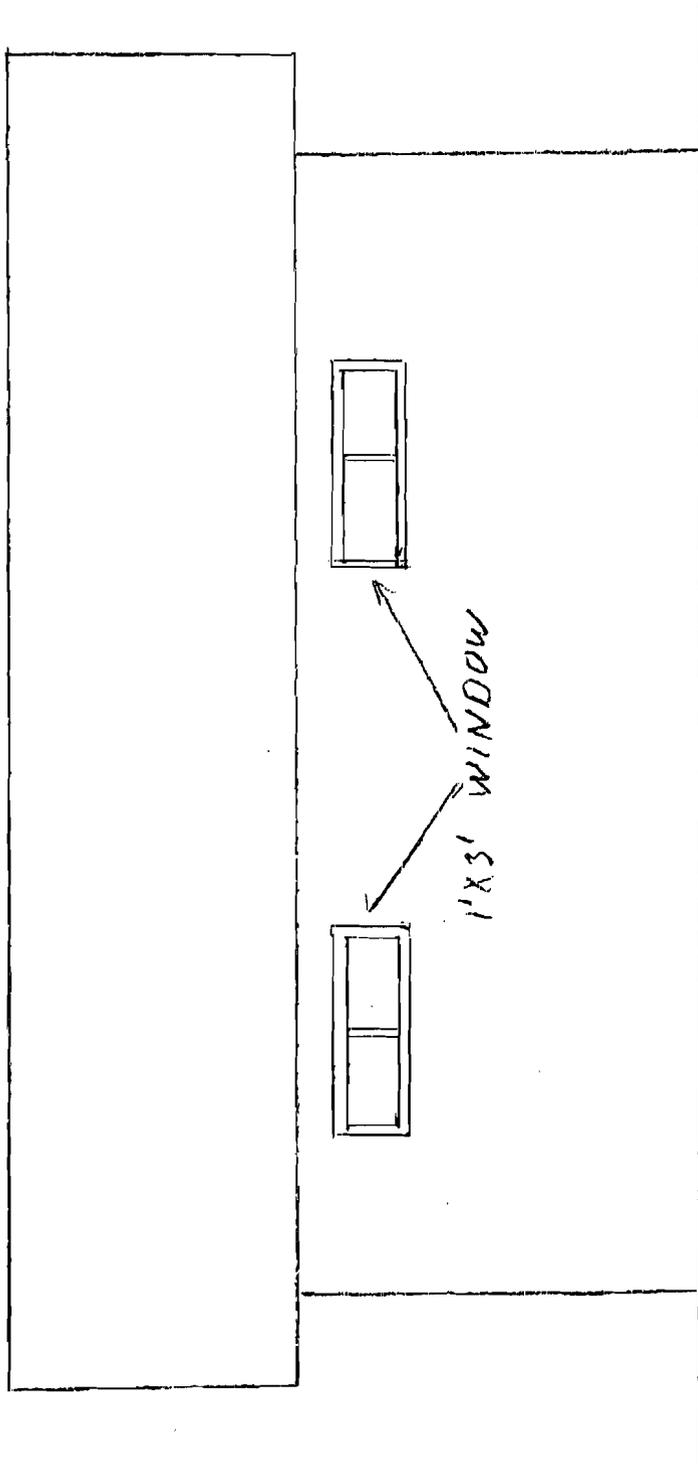
FRONT ELEVATION
South Side

SCALE 1/4" = 1'



East Elev.





WEST ELEV.



BUNGER RESIDENCE

1936 EAST CALLE DE ARCOS

PL080135

FRONT OF RESIDENCE



BUNGER RESIDENCE

1936 EAST CALLE DE ARCOS

PL080135

**REAR YARD- VIEW TO SOUTH- LOCATION OF
GARAGE/WORKSHOP**