

Staff Summary Report



Hearing Officer Hearing Date: December 15, 2009

Agenda Item Number: 17

SUBJECT: This is a public hearing for a request by the **KLETT RESIDENCE (PL090445)** located at 8424 South Stanley Place for one (1) use permit.

DOCUMENT NAME: 20091215dssl04 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **KLETT RESIDENCE (PL090445)** (Steve Klett, applicant/property owner) located at 8424 South Stanley Place in the AG, Agricultural District for:

ZUP09166 Use permit to allow a second story addition.

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

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

LEGAL REVIEW BY: N/A

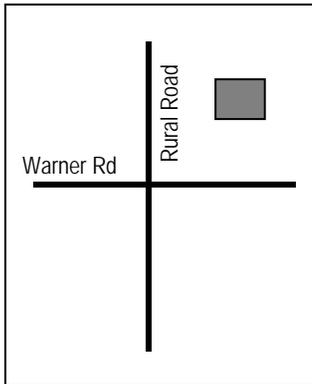
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval , subject to conditions

ADDITIONAL INFO:

The Klett residence is requesting a use permit to facilitate the remodel of their home. They are proposing to add a second story addition to their existing 3874 s.f. dwelling. Staff supports the use permit based on the finding that the request meets the criteria for approval of a use permit. To date, no public input has been received.



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. First Floor Plan
6. Second Floor Plan
7. North Elevation
8. West Elevation
9. South Elevation
10. East Elevation
11. Applicant Photo 1
12. Applicant Photo 2
13. Applicant Photo 3
14. Staff Photograph(s)

COMMENTS:

The Klett Residence is proposing to construct a second story addition to their existing residence. The proposed second story addition will add 1095 s.f. of livable space to the dwelling for a total of 5221 s.f. of area under roof. Per the elevations submitted by the applicant; a majority of the second story fenestration will occur on the north, east and west elevations directed toward the street and at a sufficient distance away from the adjacent neighbors; so as to not create a nuisance or invasion of privacy. To date, no public input has been received.

Use Permit

The Zoning and Development Code requires a use permit for second story additions in all Single-Family Districts including the AG-Agricultural District.

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.
- 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 nuisances within the residential area.
- 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 addition would not contribute to neighborhood deterioration or downgrade property values. The requested use permit will allow the applicant to remodel the home and potentially improve the surrounding area. .
- d. Compatibility with existing surrounding structures and uses;
The proposed second story addition will be compatible with surrounding uses. The surrounding neighborhood is a combination of one and two-story dwellings; a second story addition is in character with the neighborhood. The requested use permit will not be detrimental to the surrounding area.

Conclusion

Staff recommends approval of the use permit requested in this application.

REASON(S) FOR APPROVAL:

- 1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
- 2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
- 3. Traffic generated by this use should not be excessive.
- 4. The use appears to be compatible with the building, site and adjacent property.
- 5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or 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 necessary clearances and permits from the Building Safety Division.
- 2. Second story addition to complement the main residence in color, form and material.

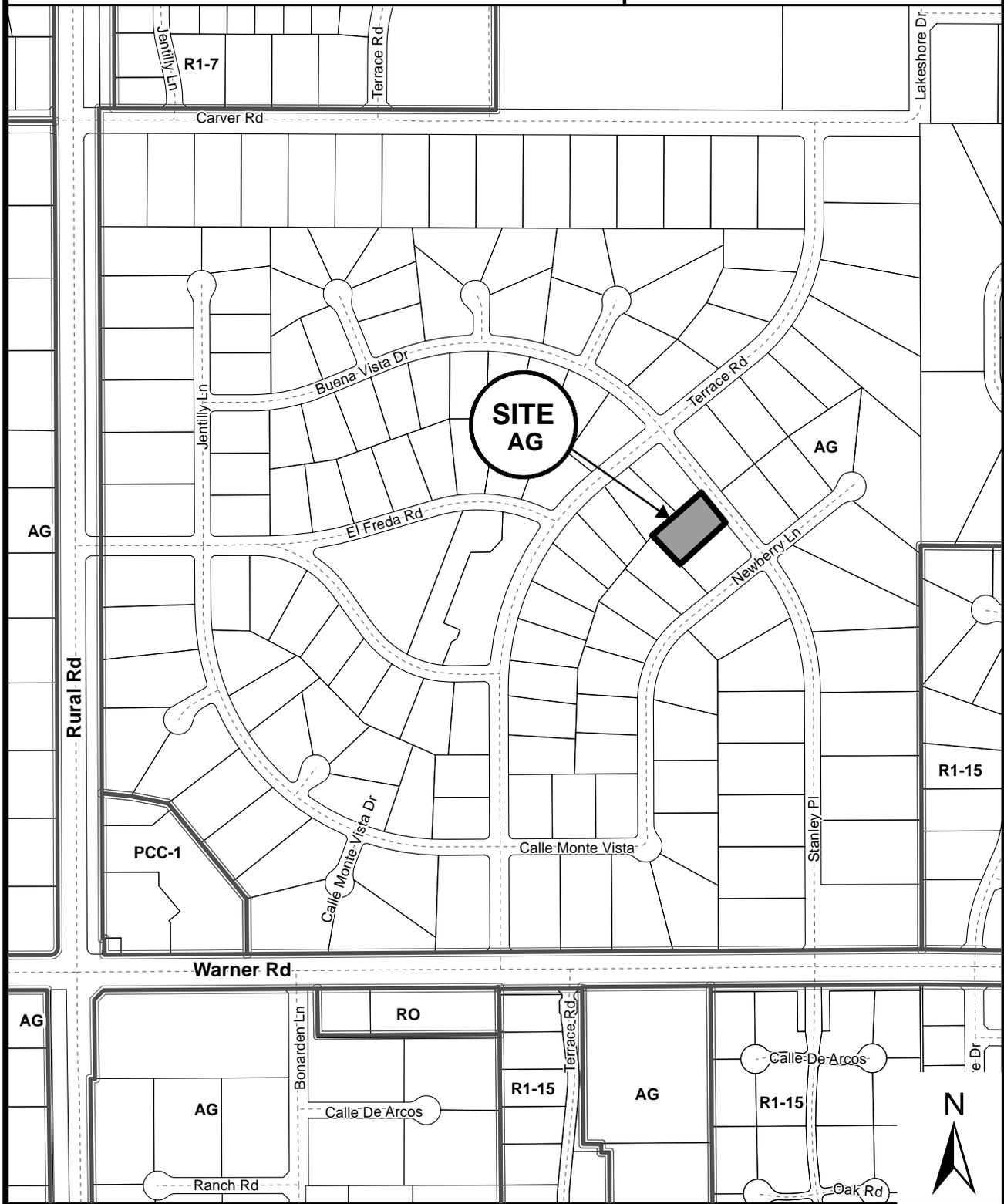
HISTORY & FACTS: None pertinent to this case.

DESCRIPTION: Owner – Steve Klett
Applicant – Steve Klett
Existing Zoning – AG, Agricultural District
Existing lot size- 24,158 s.f./.55 acre
Existing Residence Area –3874 s.f.
Proposed Livable Addition – 1095 s.f.
Total Under Roof –5221 s.f.
Proposed Height – 28 feet

ZONING AND DEVELOPMENT CODE REFERENCE: Part 3, Chapter 3, Section 3-401
Part 6, Chapter 3, Section 6-308

KLETT RESIDENCE

PL090445



Location Map



KLETT RESIDENCE (PL090445)

LETTER OF EXPLANATION

8424 South Stanley Place

Tempe, Arizona

The Subject is a single family home in Buena Vista Ranchos. We are proposing a second story addition to the home. All adjoining homes contain two stories and I estimate well over 50% of the homes in the subdivision are two stories. A vacant lot is located east of the site. Stanley Place is located to the north. A 20-foot wide horse path separates the site from the neighboring lots to the west and south. The site and neighboring lots are heavily landscaped with many trees exceeding 20 feet in height. The addition was designed with consideration to neighboring lots.

a. Will not increase vehicular traffic

The home is currently a 3 bedroom single family home. One of the existing bedrooms will be converted to a closet for the master bedroom and two new bedrooms will be added to the home. Thus, the home will increase from only 3 to a 4 bedrooms, resulting in no increase in traffic in the neighborhood.

b. Not cause a nuisance

The second story addition will not cause any nuisances, other than temporary construction noise during daytime hours.

c. Not contribute to deterioration of the neighborhood

The completed home will a significant improvement from the existing 1973 un-renovated structure to a newer looking home with a uniform exterior, energy efficient appliances, windows and HVAC equipment.

d. Be compatible with surrounding structures

There are numerous two story structures in the neighborhood and a significant number of the properties have been renovated and expanded over the years. The subject is one of the oldest un-renovated structures in Buena Vista Ranchos.

e. Not result in disruptive behavior

The modern and efficient structure will improve the neighborhood appearance and several neighbors have already stopped by to thank us for cleaning up the structure and planning to improve the exterior appearance.

SOUTH STANLEY PLACE

**LOT 54 BUENA VISTA RANCHOS
8424 SOUTH STANLEY PLACE
TEMPE, ARIZONA**

120' N38 54' 28" W

BUILDING INFORMATION

LEGAL DESCRIPTION

LOT 54 BUENA VISTA RANCHOS
PARCEL NO. APN 301-51-069

ZONING: CITY OF TEMPE AG

SITE AREA

SQ. FT. 24,158
ACRES .55

BUILDING AREA

EXISTING LIVABLE 3,368 SQ. FT.
EXISTING GARAGE 506 SQ. FT.
NEW ADDITION 1,347 SQ. FT.

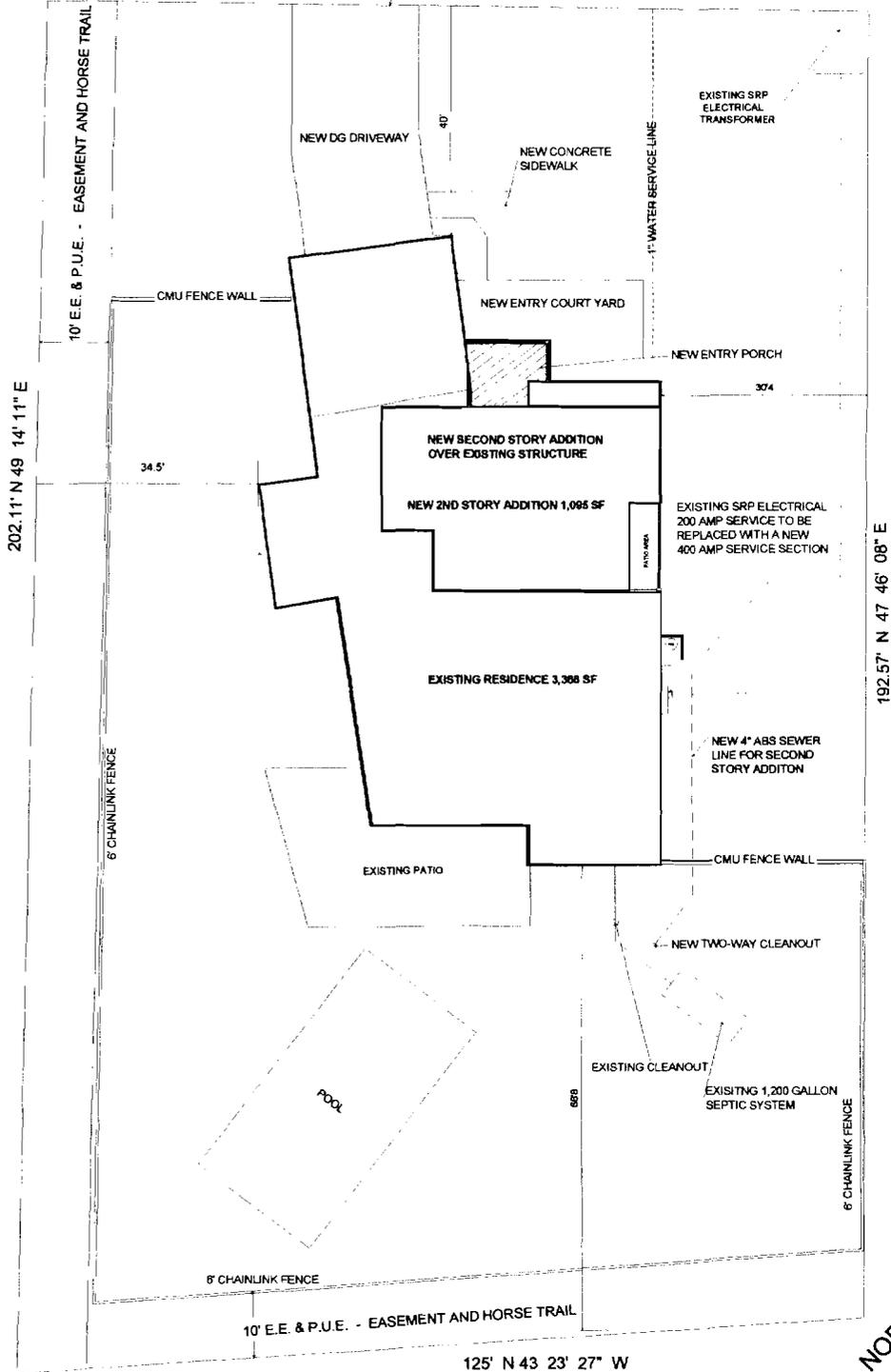
SITE NOTES:

PRIOR TO EXCAVATION FOR ANY REASON OBTAIN BULE STAKE SERVICES TO IDENTIFY ALL EXISTING UTILITIES. IN MARICOPA COUNTY CALL TWO DAYS BEFORE YOU DIG 602-263-1100

UTILITY TRENCHES SHALL BE DEPTH AS CALLED FOR BY THE SERVING UTILITY COMPANY. CALL FOR TRENCH INSPECTION PRIOR TO PLACING AND BACKFILL MATERIAL. ALL BACKFILL TO BE PLACED IN 8" LIFTS EVENLY AROUND UTILITY AND MECHANICAL COMPACTED WITHIN 95% DENSITY.

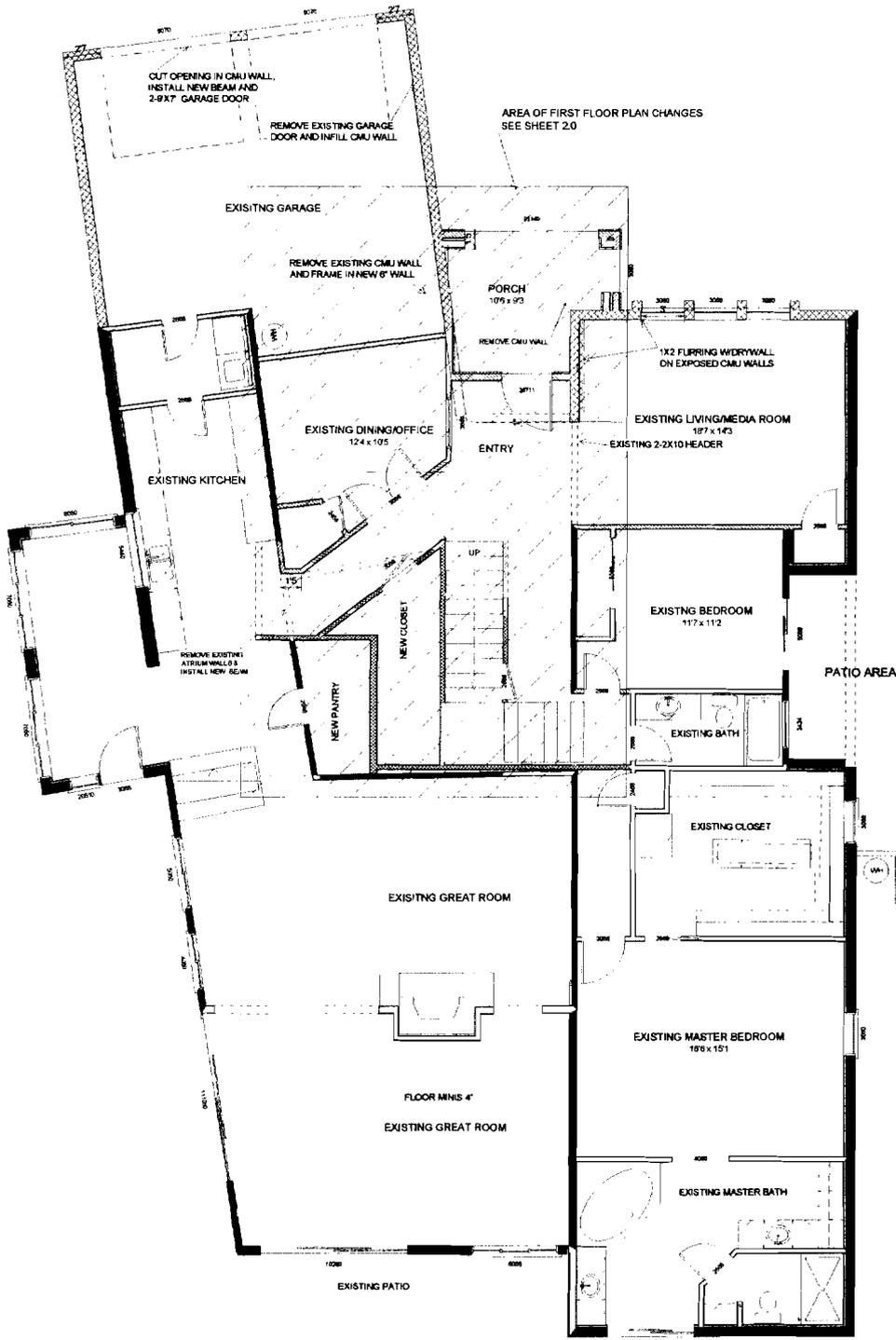
ELECTRICAL CONTRACTOR SHALL SUBMIT DRAWINGS TO THE ELECTRIC & COMMUNICATION COMPANIES TO OBTAIN UTILITY ENGINEERING DRAWINGS AND CLEARANCE PRIOR TO SERVICE TRENCHING.

FINISH GRADE AT FOUNDATION WALLS SHALL BE 6" MIN. BELOW FINISH FLOOR LINE.



NORTH

SCALE 1/16" = 1'



GENERAL NOTES AND SCOPE OF WORK

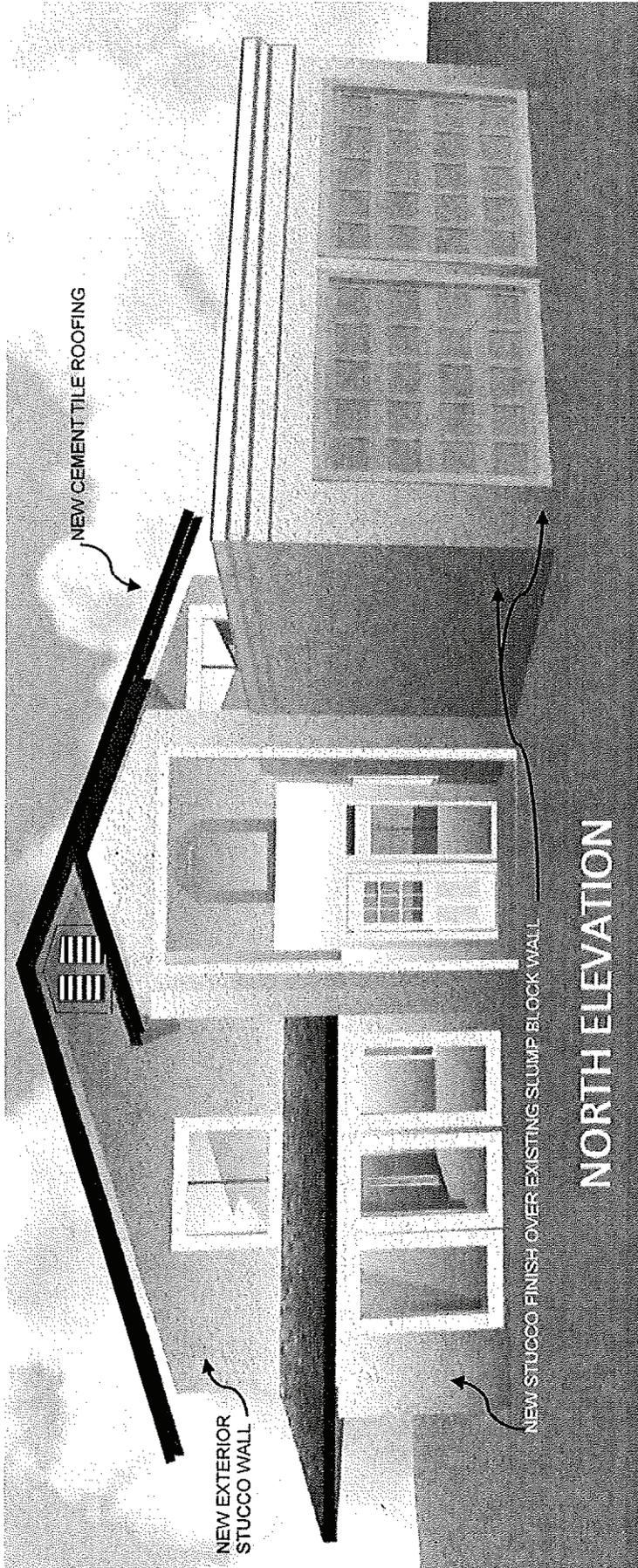
- 1 REMOVE EXISTING ROOF FROM WOOD DECK IN AREA OF NEW 2ND STORY
- 2 INSTALL ALL REQUIRED BEAMING FOR 2ND STORY FLOOR FRAMING
- 3 RELOCATE FRONT DOOR AND WINDOW PER PLAN
- 4 REMOVE EXISTING ATRIUM WALL AS NOTED AND SUPPORT EXISTING ROOF STRUCTURE AS REQUIRED
- 5 FILL-IN TILE FLOOR IN KITCHEN, INSTALL NEW FLOORING IN MEDIA ROOM, OFFICE, ENTRY, BEDROOM NO. 1, MASTER SUITE AND HALLWAYS
- 6 REMOVE EXISTING WALL AS NOTED AND INSTALL NEW WALLS AS NOTED BY HATCHING
- 7 CONSTRUCT NEW STAIRS PER PLAN FOR 2ND STORY
- 8 RELOCATE OFFICE WINDOW
- 9 INSTALL NEW DOORS AS REQUIRED PER PLAN
- 10 ALL INTERIOR WALL FRAMING 2x4 16" O.C.
- 11 CUT EXISTING CONCRETE FLOOR AND INSTALL NEW BEARING FOOTINGS AS REQUIRED FOR 2ND STORY SUPPORT
- 12 INSTALL NEW CONCRETE FLOOR IN ATRIUM AREA
- 13 RELOCATE EXISTING ELECTRICAL AS REQUIRE
- 14 INSTALL NEW ELECTRICAL AS REQUIRED PER PLAN
- 15 INSTALL TEMPERED GLASS IN ALL NEW WINDOWS & DOORS WITH GLASS WITHIN 18" FROM FINISH FLOOR ELEVATION

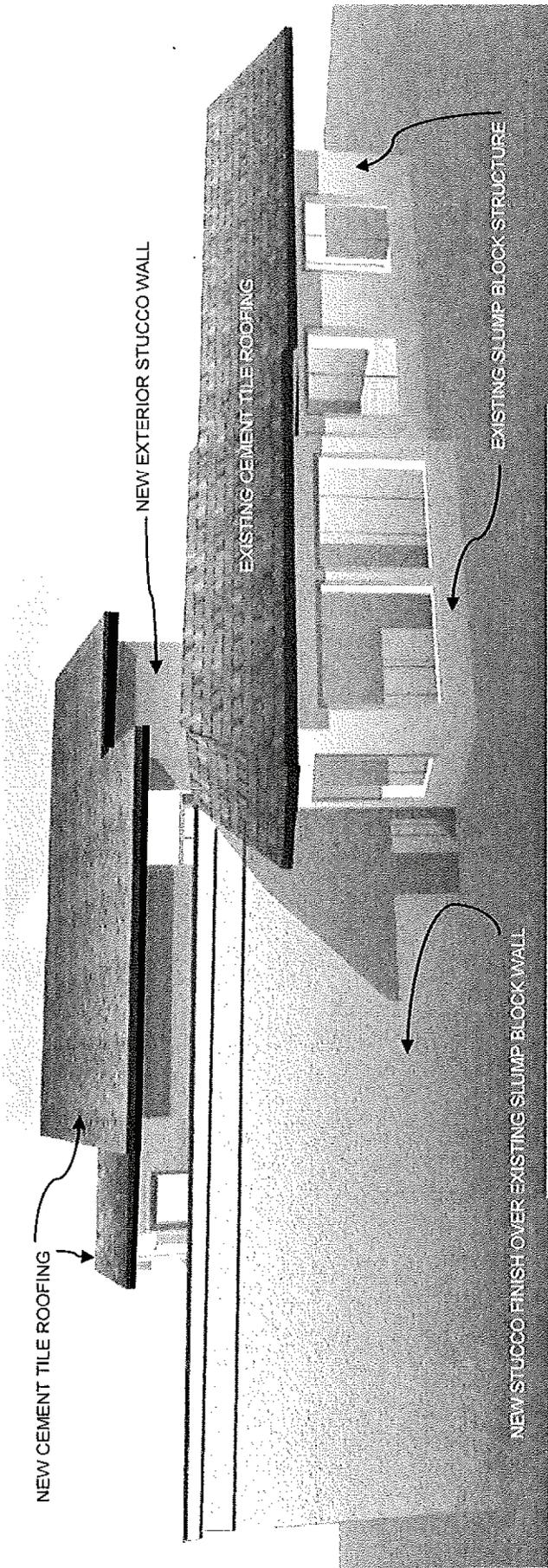
- EXISTING EXPOSED CMU SLUMP BLOCK WALLS
- EXISTING SLUMP CMU WALLS WITH FURRING
- NEW EXTERIOR 2X6 FRAME WALLS WITH STUCCO FINISH
- EXISTING INTERIOR 2X4 FRAME WALLS 16" O.C.
- NEW 2X4 OR 2X6 FRAME WALLS 16" O.C.
- EXISTING INTERIOR BEARING WALLS
- NEW INTERIOR 2X4 16" O.C. BEARING WALLS

EXISTING FIRST FLOOR LIVING AREA
3,068 SF

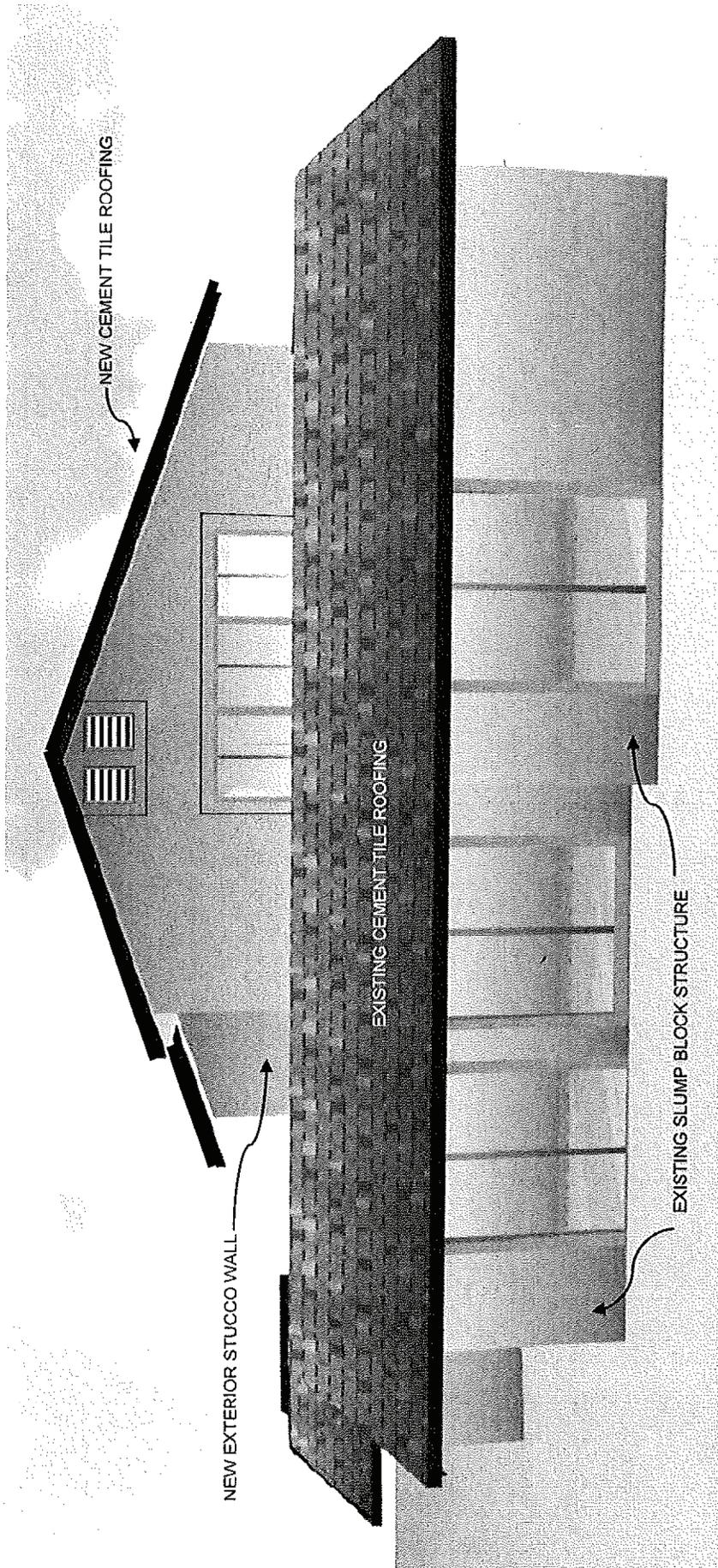
EXISTING GARAGE AREA
506 SF

SCALE 1/8" = 1'

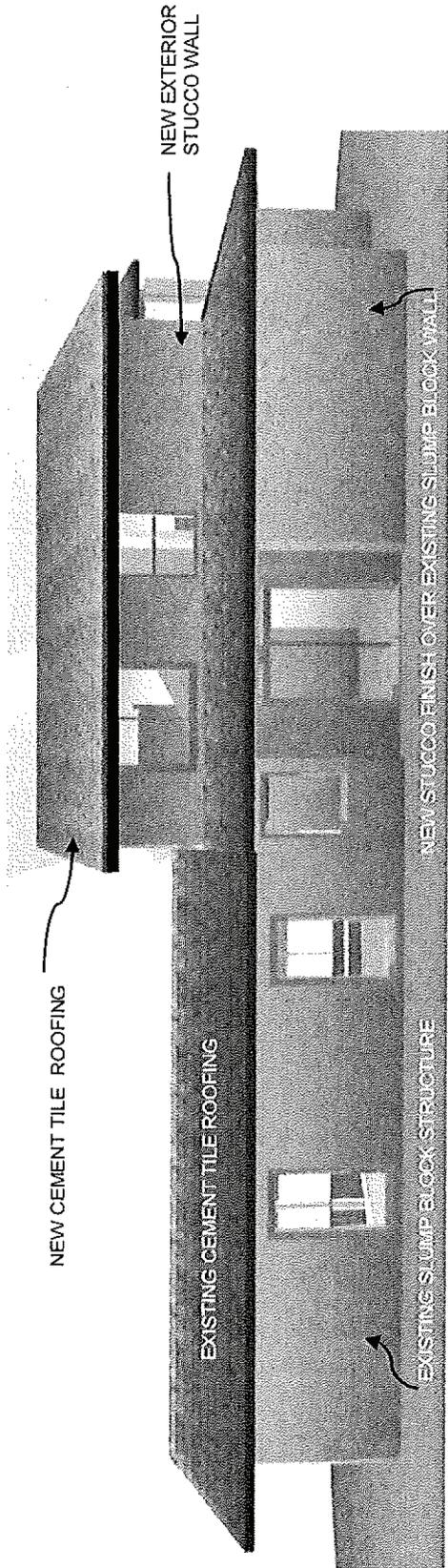




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



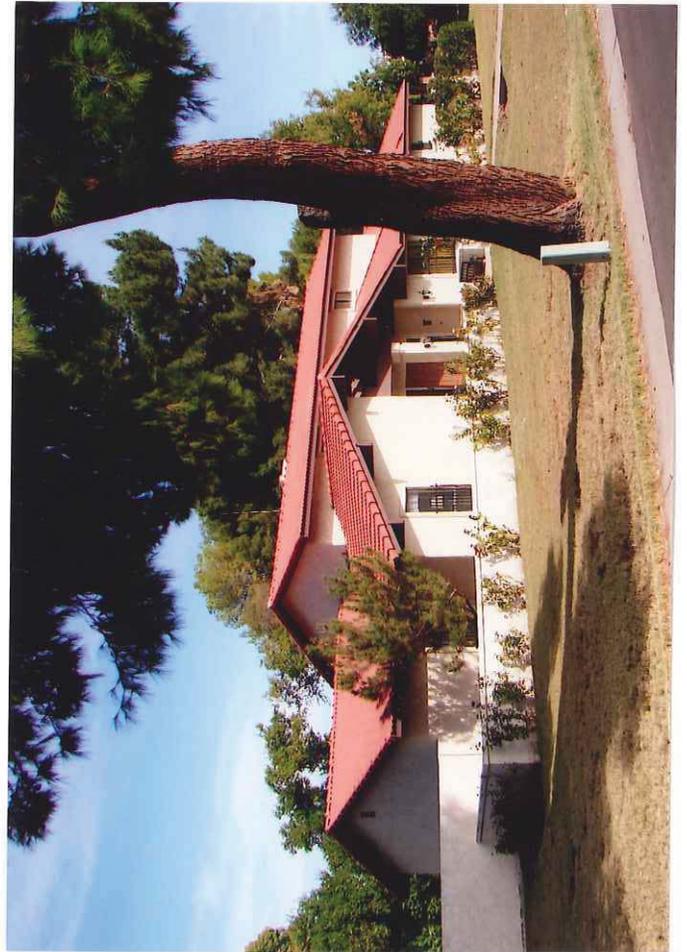
Home to North



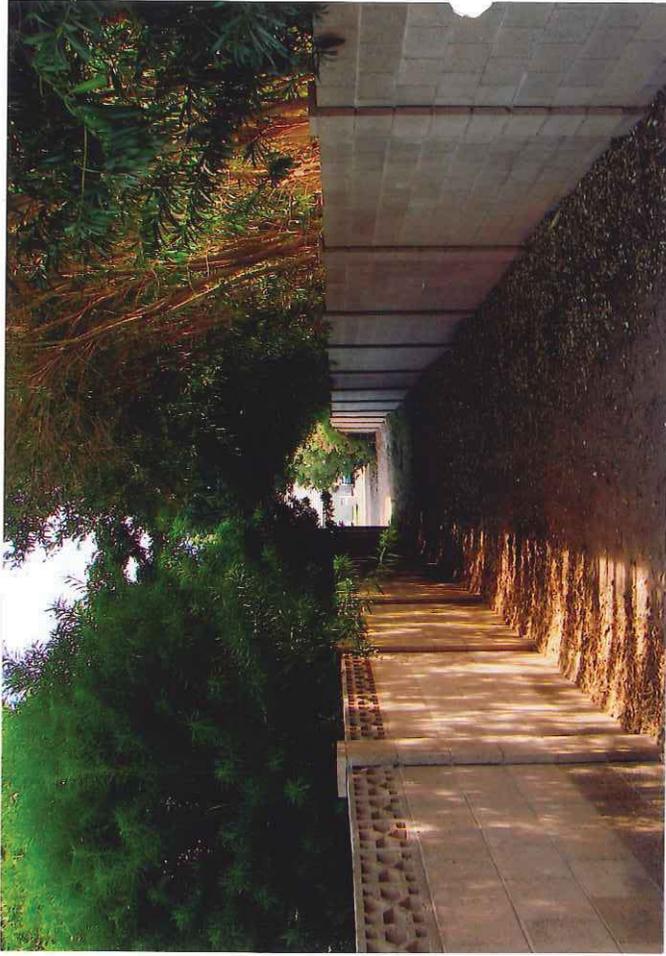
Home to West



Home to South



Home to North



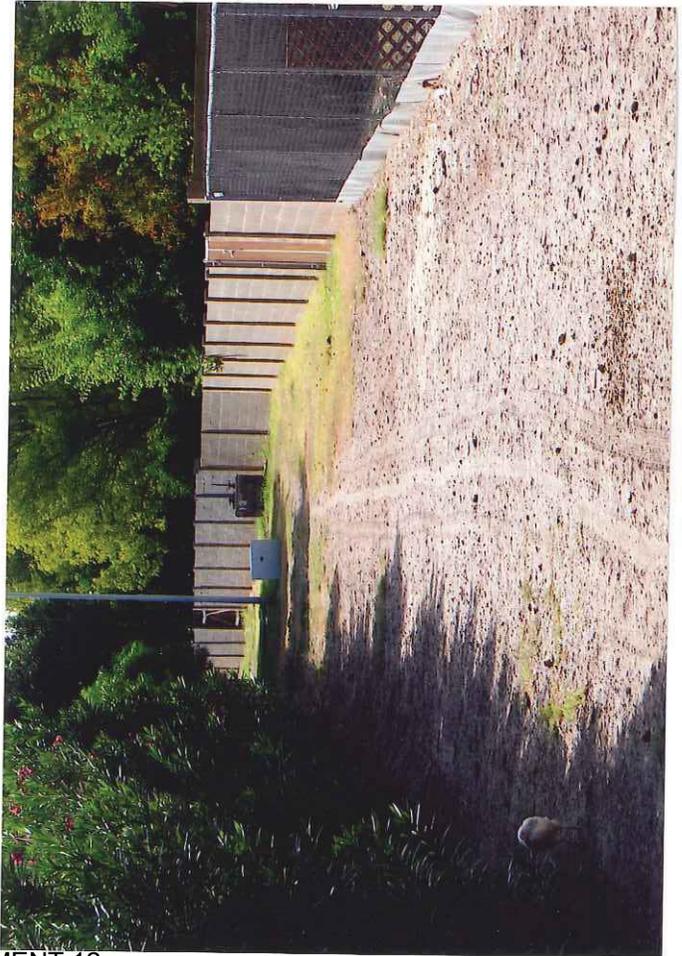
Horse path to South



Vacant Lot to East



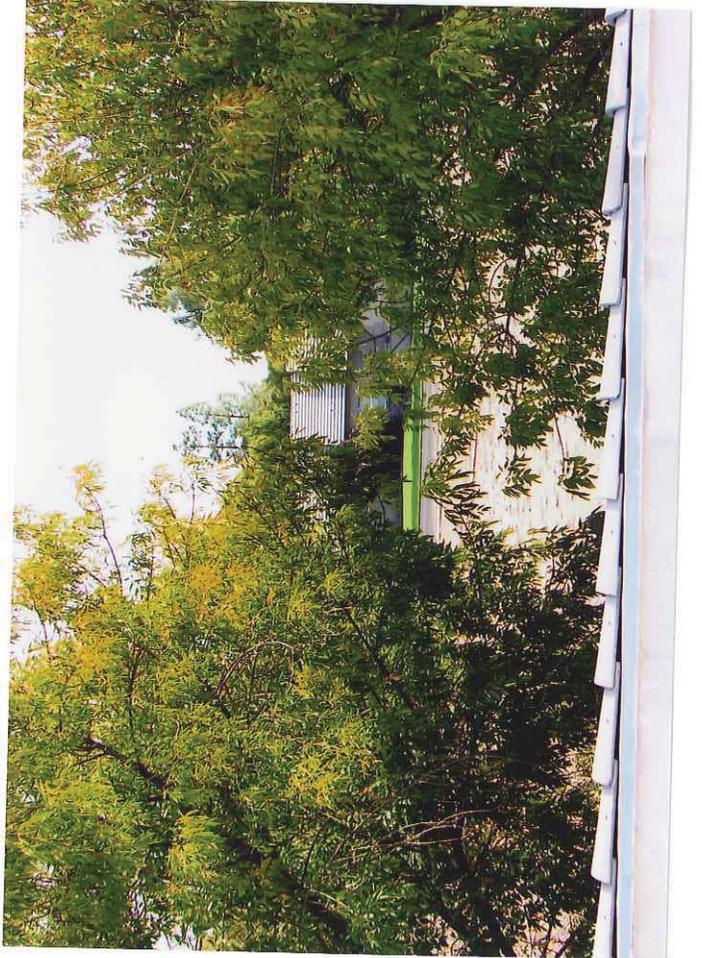
Front View of 8424 Stanley Place



Horse path to West



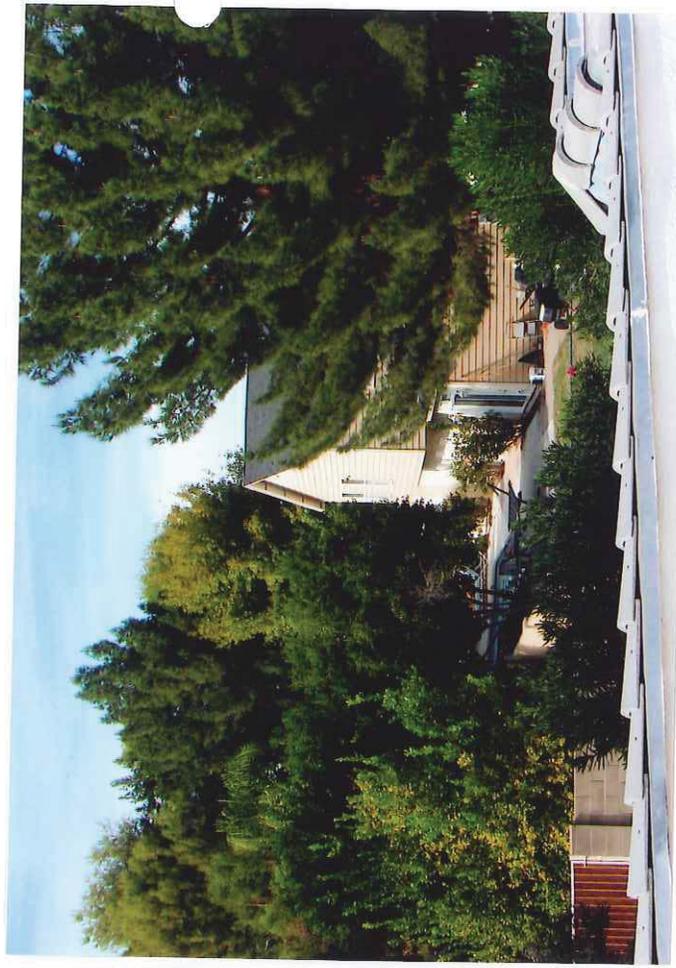
Rooftop View to North



Rooftop view to East



Rooftop View to South



Rooftop view to West



KLETT RESIDENCE

8424 SOUTH STANLEY PLACE

PL090445

FRONT OF RESIDENCE

