

Staff Summary Report



Hearing Officer Hearing Date: April 7, 2009

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by the **LOPERCIO RESIDENCE (PL090084)** located at 1605 East Citation Lane for one (1) use permit.

DOCUMENT NAME: 20090407dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **LOPERCIO RESIDENCE (PL090084)** (Michael Lopercio, applicant/property owner) located at 1605 East Citation Lane in the AG, Agricultural District for:

ZUP09046 Use permit to allow an accessory building (garage).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

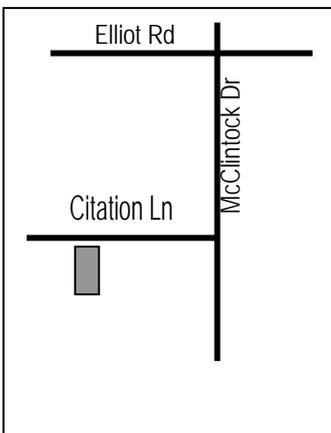
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The Lopercio Residence is requesting a use permit to allow an accessory building (garage). The new garage will be located at the rear of the lot adjacent to Willow Drive and will house a workshop and space to park two (2) vehicles. Staff is recommending approval of the use permit, subject to conditions. To date, one phone call of support 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. Floor Plan
- 6-7. Staff Photograph(s)

COMMENTS:

The Lopercio Residence is requesting a use permit to allow an accessory building (garage). The new 704 s.f. garage will be located at the rear of the lot adjacent to Willow Drive and will house a workshop and space to park two (2) vehicles.

In 2005, with adoption of the Zoning and Development Code, accessory buildings were allowed to be used as garages, workshops, recreation rooms, home gyms and home offices. No provision has been adopted to allow guest houses or accessory dwellings in the single family district. The Lopercio's detached garage complies with the (AG) Agriculture District and has support of staff. To date, one phone call of support has been received.

Use Permit

The Zoning and Development Code requires a use permit for accessory buildings which exceed eight (8) feet in height and two (200) hundred square feet in area. In evaluation of this request it meets all applicable tests for approval of a use permit 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 building is compatible with surrounding structures the uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent properties.

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

CONDITION(S) OF APPROVAL:

1. Accessory building not be used for sleeping or living purposes and shall have no cooking facilities.
2. The accessory building not to be rented separately from the main residence as an office or accessory unit.
3. The accessory building shall be compatible with the main residence in color, form, and material.

HISTORY & FACTS:

March 2, 1999

BA990019: Board of Adjustment approved a variance to reduce east side yard setback from 20' to 15'

DESCRIPTION:

Owner – Michael Lopercio
Applicant – Michael Lopercio
Existing Zoning – AG, Agricultural District
Lot Size – 43,250 s.f. / .99 acres
Existing Main Residence area- 2,237 s.f.
Proposed Accessory Bldg. Area - 704 s.f.
Proposed Accessory Bldg. Height – 12'- 2"
Rear Yard Setback - 30 feet (Sunburst Farms PAD)
Street Side Yard Setback – 15 feet (Sunburst Farms PAD)
Existing Lot Coverage – 14.7%
Lot Coverage Allowed - 25%

**ZONING AND
DEVELOPMENT**

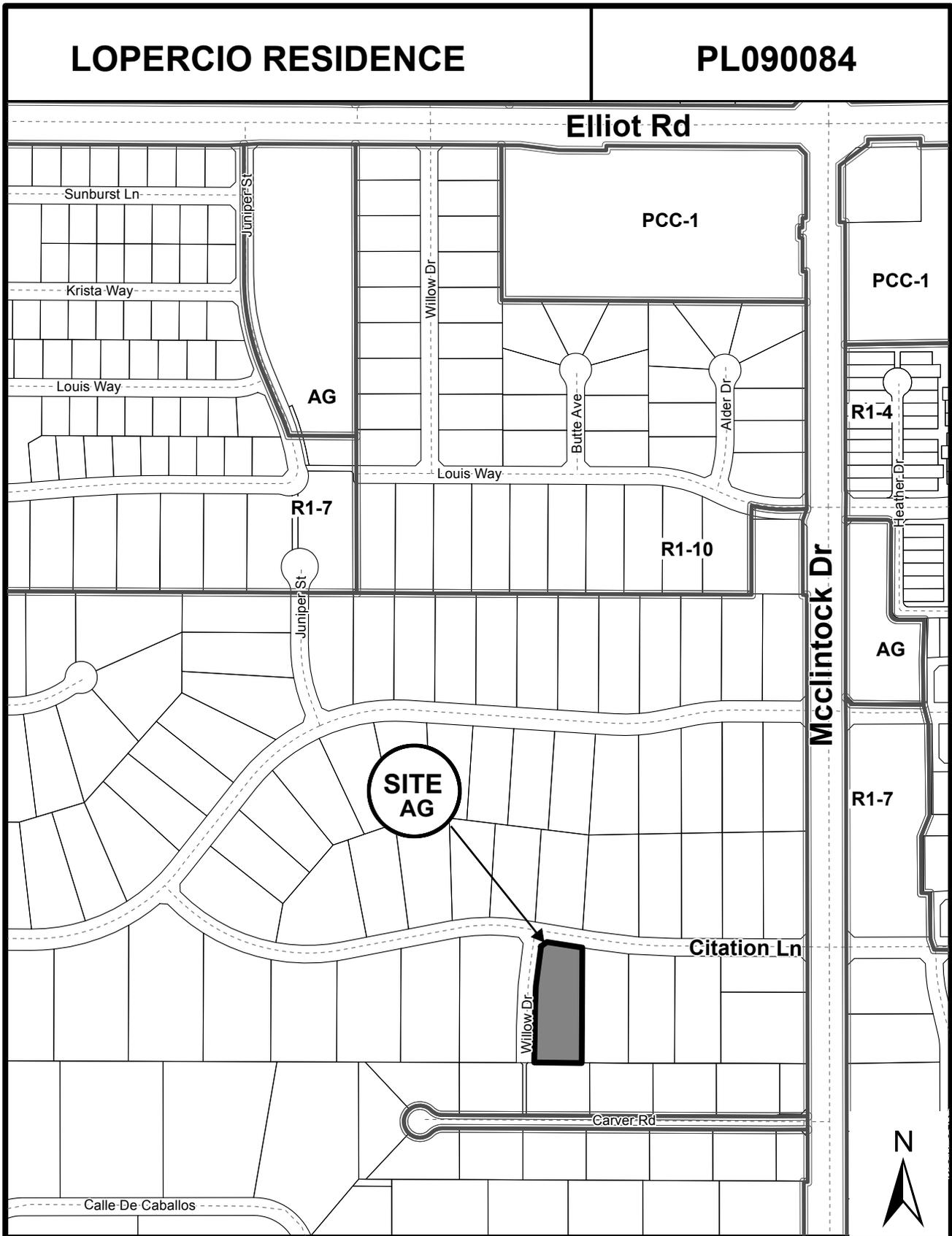
CODE REFERENCE:

Section 3-401- Accessory Buildings, Uses and Structures

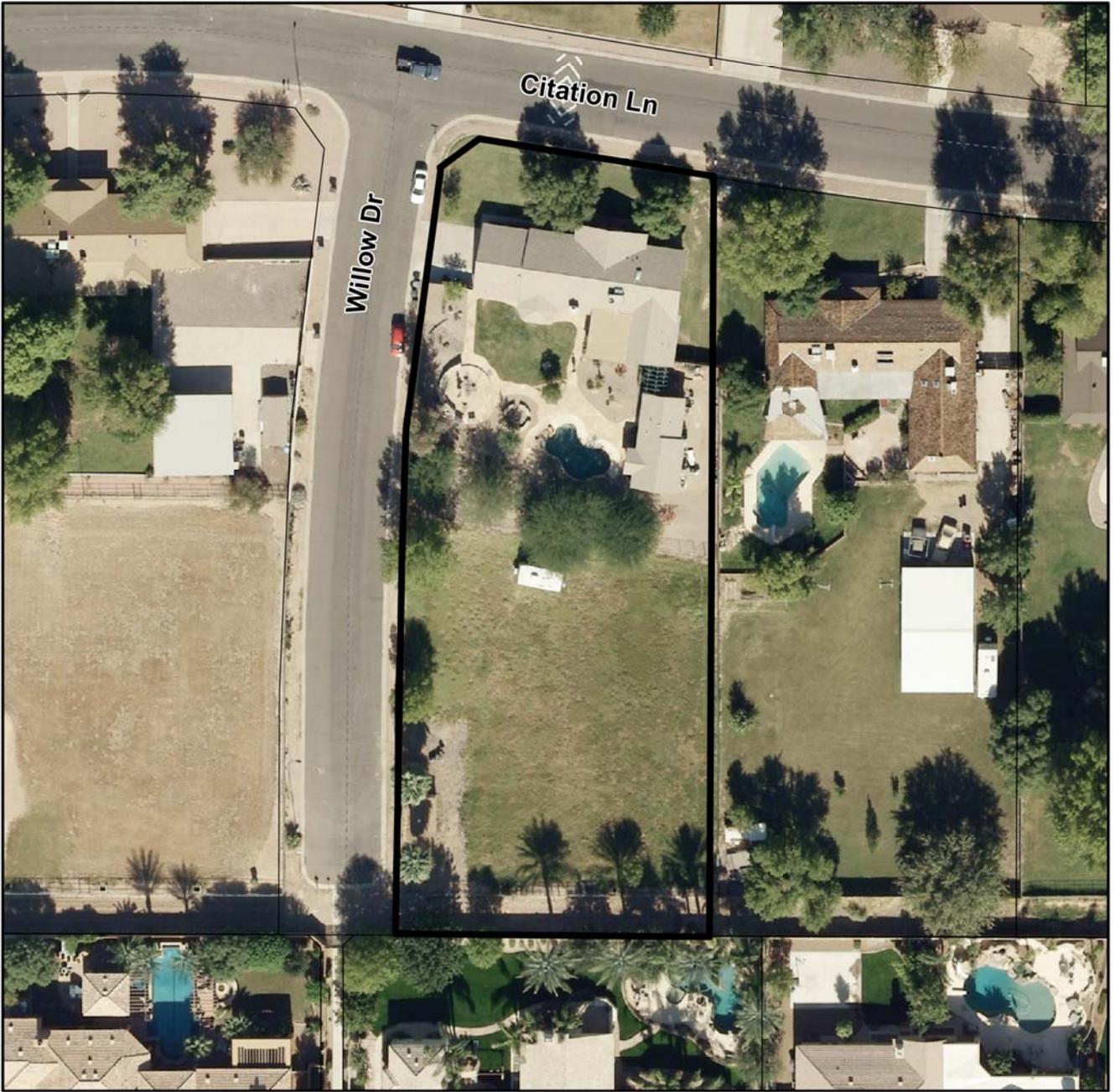
Section 6-308 – Use Permits

LOPERCIO RESIDENCE

PL090084



Location Map



LOPERCIO RESIDENCE (PL090084)

February 23, 2009

Regarding a Use Permit Application for a construction project at 1605 E Citation Lane,
Tempe 85284

To Whom it May Concern

I am submitting this application for a use permit so I may proceed to build a free-standing garage on the property where I live in Tempe. I live in a neighborhood which is zoned agricultural. The size of the garage is 32' X 22" which will be enough to store two vehicles and a small workshop. The building will be a single story with an overall height of 12' 2".

Sincerely

Michael Lopercio

CITATION LANE

S. WILLOW DR

EXISTING
HOUSE

301-51-236

new
GARAGE

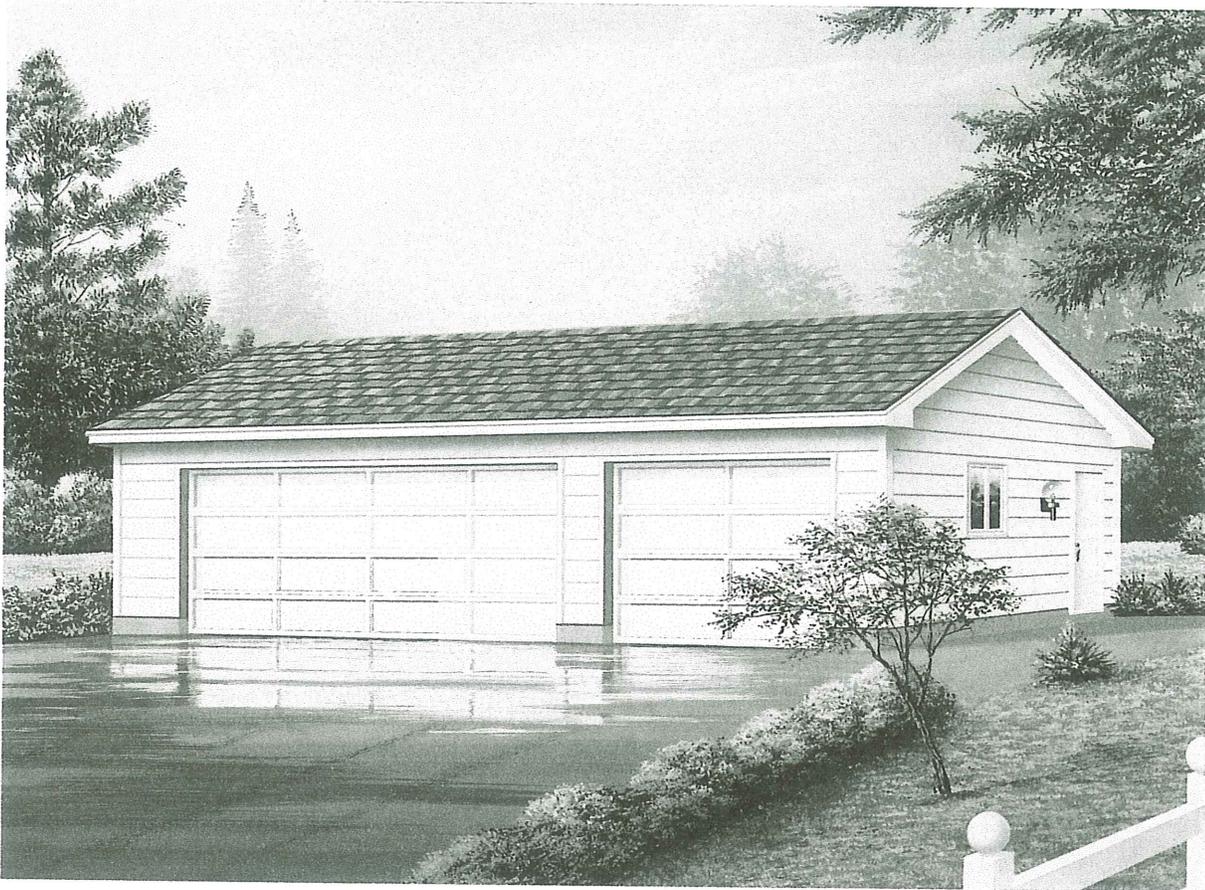
←20'→

↑42'↓

DESIGN #GM3-002D-6020

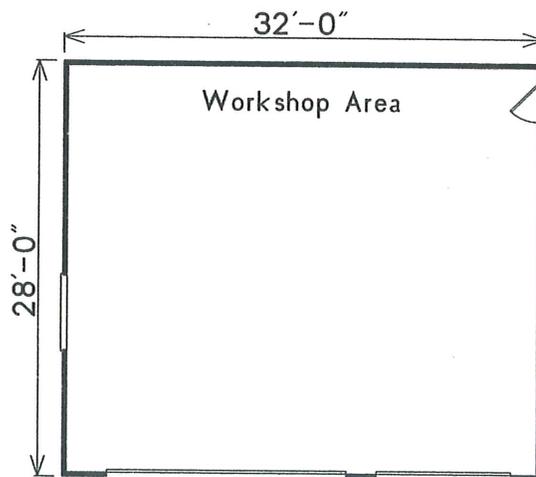
Price Code P7

3-CAR GARAGE WITH WORKSHOP



GARAGES...

- Size - 32' x 28'
- Building height - 13'-3"
- Roof pitch - 4/12
- Ceiling height - 8'-0"
- 9' x 7' and 16' x 7' overhead doors
- Handy workshop space for hobbies
- Side entry door provides easy access
- Complete list of materials
- Step-by-step instructions





LOPERCIO RESIDENCE

1605 EAST CITATION LANE

PL090084

FRONT OF RESIDENCE





LOPERCIO RESIDENCE

1605 EAST CITATION LANE

PL090084

**PROPOSED LOCATION FOR
ACCESSORY BUILDING – VIEW TO
EAST**

