

# Staff Summary Report



Hearing Officer Hearing Date: February 3, 2009

Agenda Item Number: 4

**SUBJECT:** This is a public hearing for a request by the **REAux RESIDENCE (PL090006)** located at 1610 West Fairmont Drive for one (1) use permit.

**DOCUMENT NAME:** 20090203dsng01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **REAux RESIDENCE (PL090006)** (David Pettijohn/D & G Handyman Service, applicant; Johnnie Reaux, property owner) located at 1610 West Fairmont Drive in the R1-6, Single Family Residential District for:

**ZUP09006** Use permit to allow a second story addition.

**PREPARED BY:** Nick Graves, Planning Intern (480-350-8690)

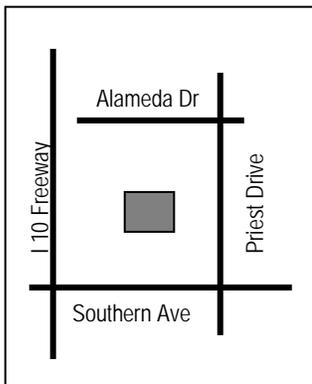
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

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

**ADDITIONAL INFO:** The applicant is requesting a use permit to allow a second story addition to their existing single-family home. The proposed project would add 692 s.f. of livable space and include a bedroom and a bathroom upstairs; and a new storage room downstairs. The property is located at 1610 West Fairmont Drive in the Peterson Park subdivision, northwest of the intersection of Southern Avenue and Priest Drive. Staff recommends approval of this use permit request. To date, no public input has been received for this request.



**PAGES:**

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

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan / Floor Plans / Elevations
5. Framing Plan and Details
6. Stair Details
7. Staff Photograph

## COMMENTS:

The Reaux Residence is proposing a second story addition to their existing 1,561 s.f. single-family home at 1610 West Fairmont Drive in the R1-6, Single Family Residential District. The property is located just west of Harl Avenue along Fairmont Drive. The project would add 116 s.f. for new stairs and a storage room downstairs and 576 s.f. for a new bedroom and bathroom upstairs. The new footprint will be a total of 1,677 s.f. The applicant indicates the second-story addition to the home is necessary to accommodate the family's needs. The addition will be on the east side of the home. The second story window, facing the street, is a desirable design feature that fosters natural surveillance of the street.

The surrounding neighborhood consists of mostly single-story, single-family homes. The Reaux's proposal would be the second two-story home in the immediate neighborhood. The other home is located a block south along Geneva Drive. To date, staff has not received any public input regarding this use permit request.

## USE PERMIT

The Zoning and Development Code requires a use permit for any single story, single family residence to add, expand, or rebuild for a second story.

Evaluating the use permit, the proposal appears to pass the use permit tests 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;
  - No potential 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 proposal 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.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## CONCLUSION

Staff recommends approval of the request of the use permit.

## REASONS FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No significant increase in vehicular or pedestrian traffic in adjacent areas.
3. The use appears to be compatible with the building, site and adjacent property.
4. 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.**

**CONDITIONS OF APPROVAL:**

- 1. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
- 2. All required permits and clearances shall be obtained from the Building Safety Division.
- 3. The proposed addition and second story shall be complementary to the existing dwelling in design, color, and material.

**HISTORY & FACTS:**

February 22, 1968 Certificate of Occupancy issued for the single-family home.

**DESCRIPTION:**

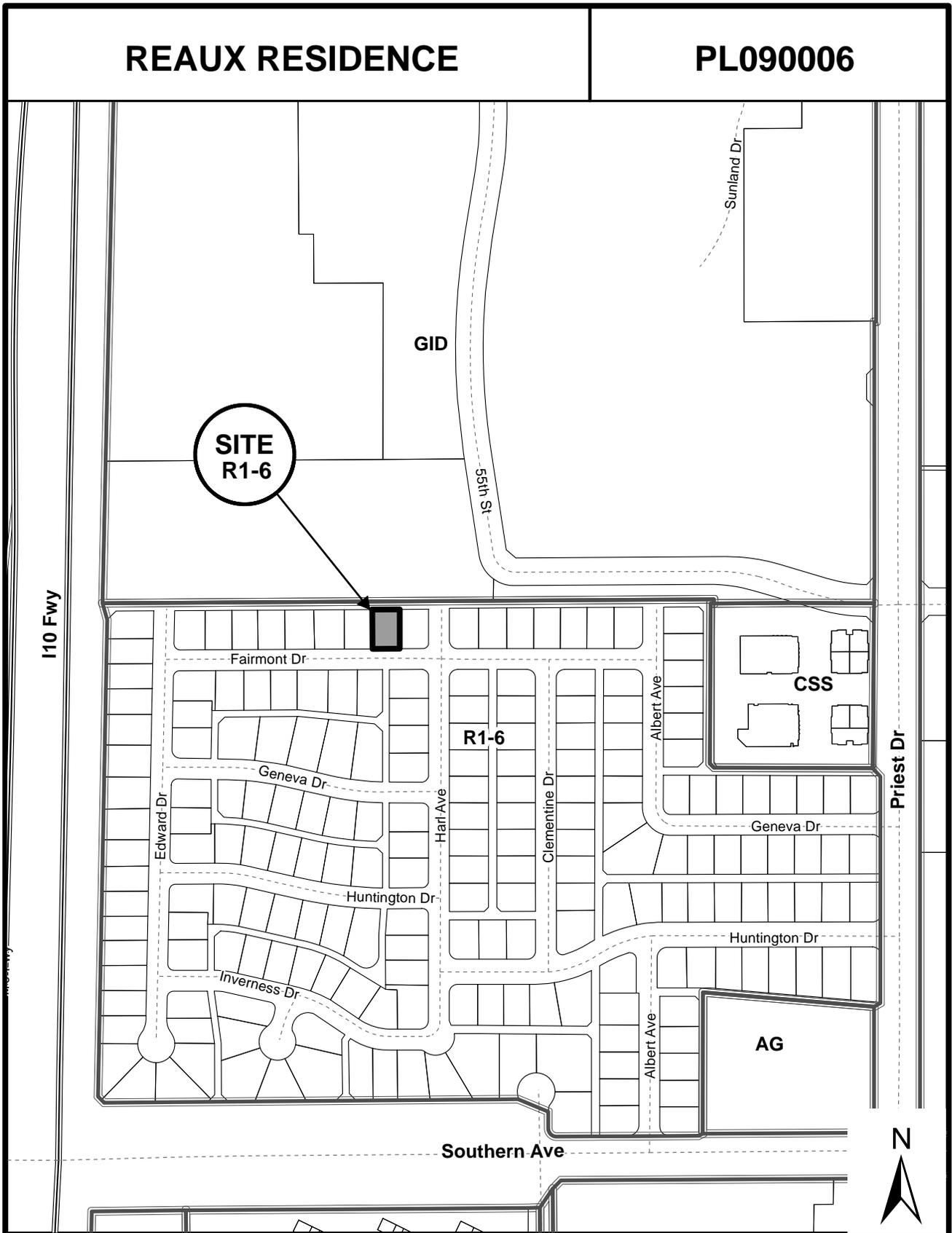
Owner – Johnnie Reaux  
Applicant – David Pettijohn/D & G Handyman Service  
Existing Zoning – R1-6, Single Family Residential District  
Lot Size – 6,017 s.f. / .14 Acres  
Existing Building Area – 1,561 s.f.  
Proposed Additional 1<sup>st</sup> Floor Area – 116 s.f.  
Proposed 2<sup>nd</sup> Floor Area – 576 sf.  
Proposed Total Floor Area of Home – 2,253 s.f.  
Current Lot Coverage – 26%  
Proposed Lot Coverage – 28%  
Maximum Allowable Lot Coverage – 45%  
Proposed Building Height – 20'-1"  
Maximum Allowable Building Height – 30'

**ZONING AND DEVELOPMENT**

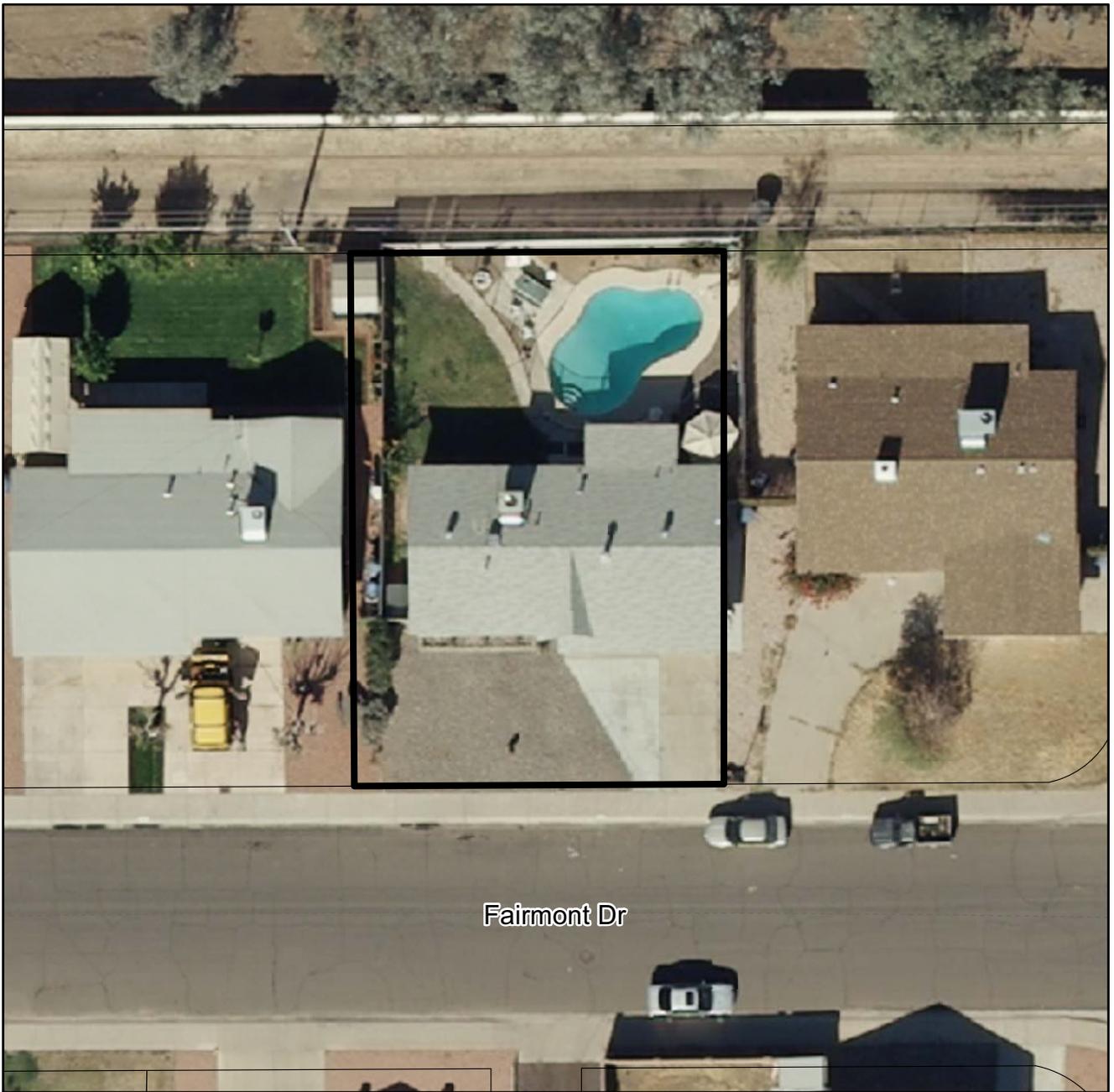
**CODE REFERENCE:** Part 3, Chapter 4, Section 3-420 – Single-Family Residential Second Story Addition or Rebuild  
Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts  
Part 6, Chapter 3, Section 6-308 – Use Permit

**REAUX RESIDENCE**

**PL090006**



**Location Map**



**REUX RESIDENCE (PL090006)**

DS090018

Johnnie Reaux  
1610 W. Fairmont Drive  
Tempe, AZ

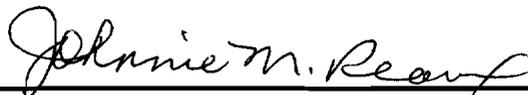
January 9, 2009

City of Tempe  
Tempe, AZ

To Whom It May Concern,

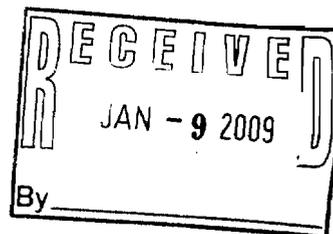
I moved to Tempe from California so I could spend more time with my grandchildren. When the family is here, the house is too small. Allowing me to build a second story room addition will completely solve the problem for me. Please allow me to do this as I do not wish to move and have the funds readily available for this project. Thanks for your consideration.

Sincerely,



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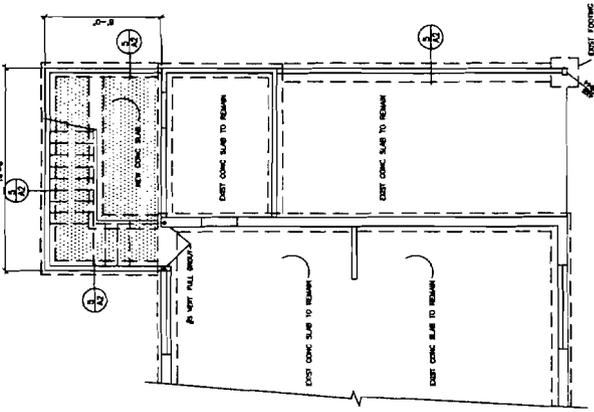
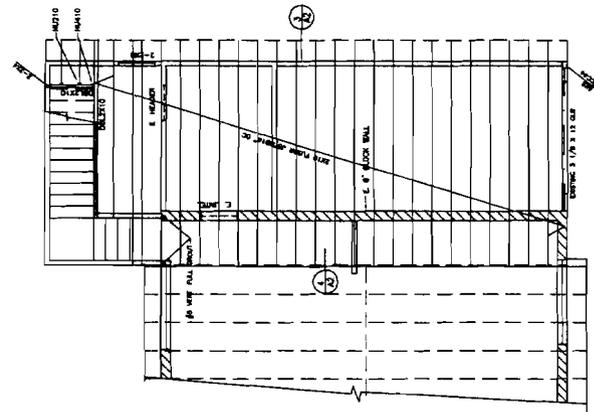
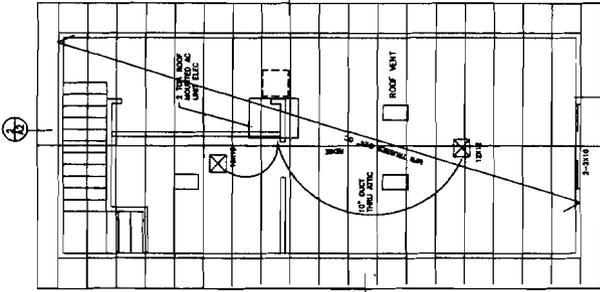
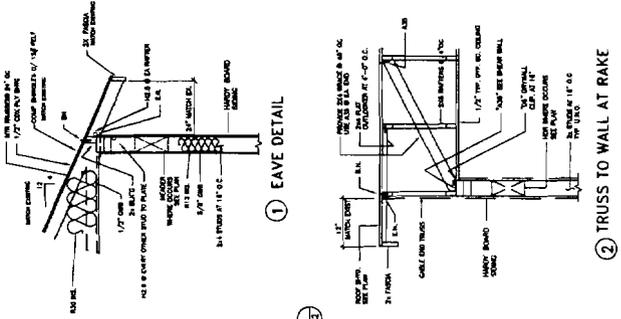
Johnnie Reaux





DATE:	10/11/2011
DESIGNER:	RLM
CHECKER:	RLM
PROJECT NO.:	2003
REVISIONS:	

Sheet No. **A2**

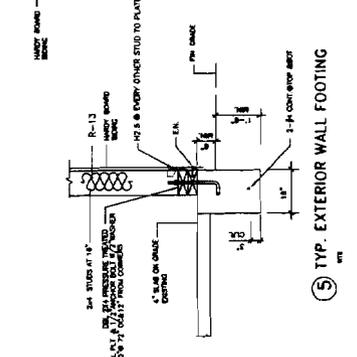
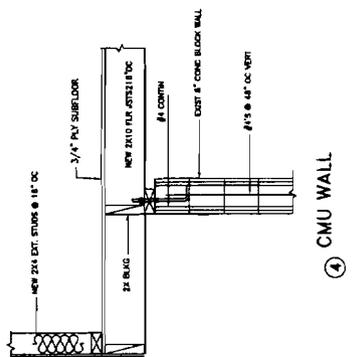
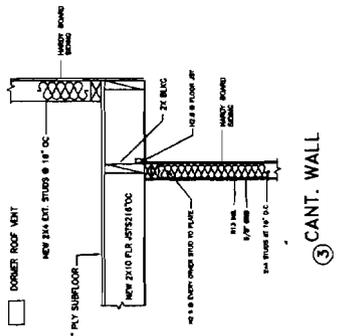
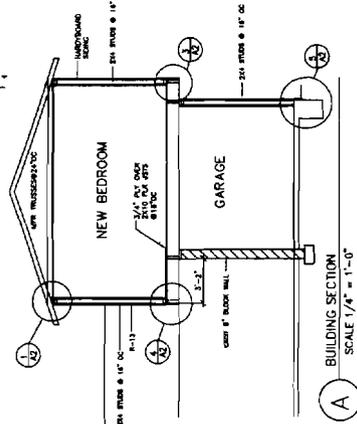


UPPER ROOF FRAMING PLAN  
 SCALE 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN  
 SCALE 1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN  
 SCALE 1/4" = 1'-0"

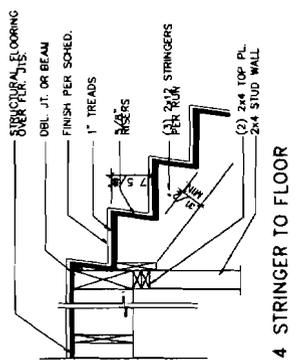
ROOF JOIST CALCULATIONS  
 5/8" x 16' x 1/16" = 334 SF REQ.  
 18" DIA. HALF CIRCLE DORMER HEIGHT = 1.78 SF EA.  
 NO. OF JOISTS REQ'D = 3.84 / 1.78 = 2.2 SAY 3 JOISTS



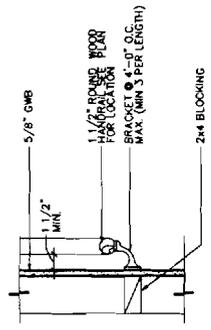
CANT. WALL  
 SCALE 1/4" = 1'-0"

CMU WALL  
 SCALE 1/4" = 1'-0"

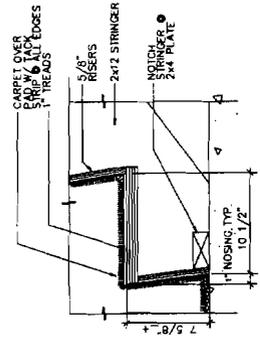
TYP. EXTERIOR WALL FOOTING  
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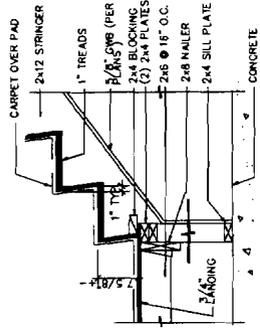
4 STRINGER TO FLOOR



3 HANDRAIL



1 STAIR RISER AT FLOOR



2 STRINGER TO LANDING

- MATERIALS**
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN PSI AS SPECIFIED BY THE CONTRACTOR'S TEST REPORT.
  2. ALL WOOD SHALL BE DRY (MOISTURE CONTENT NOT EXCEED 19%) AT THE TIME OF INSTALLATION.
  3. ALL WOOD SHALL BE TREATED TO RESIST TERMITES AND OTHER INSECTS.
  4. ALL WOOD SHALL BE TREATED TO RESIST DECAY AND FUNGUS.
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**TYPICAL NAILING SCHEDULE**

DESCRIPTION	SPACING
1. ALL WOOD TO CONCRETE	16" O.C.
2. ALL WOOD TO WOOD	12" O.C.
3. ALL WOOD TO GYP. BOARD	16" O.C.
4. ALL WOOD TO INSULATION	16" O.C.
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98. ALL WOOD TO TRUSS	16" O.C.
99. ALL WOOD TO PLATE	16" O.C.
100. ALL WOOD TO SILL	16" O.C.

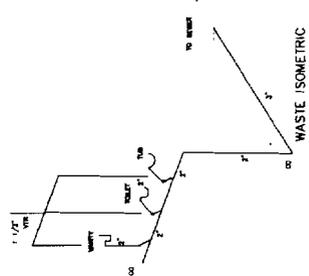
RECEPTACLE OUTLETS IN REVISIONS SHALL BE PROVIDED BY AN INC-FULLY LICENSED ELECTRICAL CONTRACTOR.

USE: NAILS AS SHOWN PER 2000 IRC TABLES.

CONFORM TO ALL APPLICABLE CODES.

**ELECTRICAL CALCS**

ITEM	DESCRIPTION	AMPS	FEET	WIRE SIZE	CONDUIT SIZE
1	240V / 240V = 103 AMPS	103			
2	USE 200 AMP SES				
3	240V / 240V = 103 AMPS	103			
4	USE 200 AMP SES				
5	240V / 240V = 103 AMPS	103			
6	USE 200 AMP SES				
7	240V / 240V = 103 AMPS	103			
8	USE 200 AMP SES				
9	240V / 240V = 103 AMPS	103			
10	USE 200 AMP SES				
11	240V / 240V = 103 AMPS	103			
12	USE 200 AMP SES				
13	240V / 240V = 103 AMPS	103			
14	USE 200 AMP SES				
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39	240V / 240V = 103 AMPS	103			
40	USE 200 AMP SES				
41	240V / 240V = 103 AMPS	103			
42	USE 200 AMP SES				
43	240V / 240V = 103 AMPS	103			
44	USE 200 AMP SES				
45	240V / 240V = 103 AMPS	103			
46	USE 200 AMP SES				
47	240V / 240V = 103 AMPS	103			
48	USE 200 AMP SES				
49	240V / 240V = 103 AMPS	103			
50	USE 200 AMP SES				
51	240V / 240V = 103 AMPS	103			
52	USE 200 AMP SES				
53	240V / 240V = 103 AMPS	103			
54	USE 200 AMP SES				
55	240V / 240V = 103 AMPS	103			
56	USE 200 AMP SES				
57	240V / 240V = 103 AMPS	103			
58	USE 200 AMP SES				
59	240V / 240V = 103 AMPS	103			
60	USE 200 AMP SES				
61	240V / 240V = 103 AMPS	103			
62	USE 200 AMP SES				
63	240V / 240V = 103 AMPS	103			
64	USE 200 AMP SES				
65	240V / 240V = 103 AMPS	103			
66	USE 200 AMP SES				
67	240V / 240V = 103 AMPS	103			
68	USE 200 AMP SES				
69	240V / 240V = 103 AMPS	103			
70	USE 200 AMP SES				
71	240V / 240V = 103 AMPS	103			
72	USE 200 AMP SES				
73	240V / 240V = 103 AMPS	103			
74	USE 200 AMP SES				
75	240V / 240V = 103 AMPS	103			
76	USE 200 AMP SES				
77	240V / 240V = 103 AMPS	103			
78	USE 200 AMP SES				
79	240V / 240V = 103 AMPS	103			
80	USE 200 AMP SES				
81	240V / 240V = 103 AMPS	103			
82	USE 200 AMP SES				
83	240V / 240V = 103 AMPS	103			
84	USE 200 AMP SES				
85	240V / 240V = 103 AMPS	103			
86	USE 200 AMP SES				
87	240V / 240V = 103 AMPS	103			
88	USE 200 AMP SES				
89	240V / 240V = 103 AMPS	103			
90	USE 200 AMP SES				
91	240V / 240V = 103 AMPS	103			
92	USE 200 AMP SES				
93	240V / 240V = 103 AMPS	103			
94	USE 200 AMP SES				
95	240V / 240V = 103 AMPS	103			
96	USE 200 AMP SES				
97	240V / 240V = 103 AMPS	103			
98	USE 200 AMP SES				
99	240V / 240V = 103 AMPS	103			
100	USE 200 AMP SES				





# **REAux RESIDENCE**

**1610 WEST FAIRMONT DRIVE**

**PL090006**

**FRONT OF RESIDENCE**

