

Staff Summary Report



Hearing Officer Hearing Date: February 17, 2009

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **ROTH RESIDENCE (PL090016)** located at 1731 South Sierra Vista Drive for one (1) use permit.

DOCUMENT NAME: 20090217dsng01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **ROTH RESIDENCE (PL090016)** (Jack DeBartolo/DeBartolo Architects, applicant; Justin & Keri Roth, property owners) located at 1731 South Sierra Vista Drive in the R1-6, Single Family Residential District for:

ZUP09014 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)

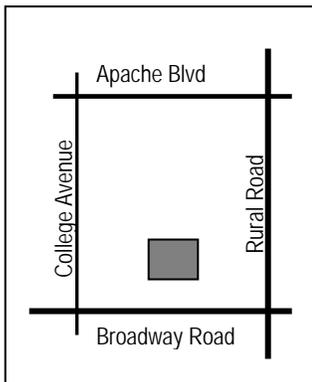
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LEGAL REVIEW BY: N/A

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 rebuild a single family residence located at 1731 South Sierra Vista Drive in the R1-6, Single Family Residential District. The previous single family residence on this property has recently been demolished. The property is located north of Broadway Road, east of College Avenue. To date there has been no public input regarding this request. Staff recommends approval of this use permit.



- 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 and Data
 5. Building Plans
 6. Building Elevations
 7. Elevation of the Street with Graphics
 8. Enlarged Elevation of Proposed Structure
 - 9-10. Perspective Renderings
 11. Applicant Photos

COMMENTS:

The Roth Residence is proposing to construct a new two-story home located at 1731 South Sierra Vista Drive in the R1-6, Single Family Residential District. The previous single family residence on this property has recently been demolished. The requested use permit would allow a 4,071 s.f. two-story, single family home with a 1,369 s.f. basement to be constructed. The proposed structure meets all required building setbacks.

On September 2, 2008 the Roth Residence was approved for a use permit to allow for a second story addition located at 1730 South El Camino Drive. That property is in the same neighborhood and just down the street from where the current proposal is located. Due to reasons known by the Roth family, they have decided to relocate their intentions to build a new two-story home. The design and size of the new proposed home reflect that which was approved in September.

The neighborhood contains mostly single-story homes built in the early 1950's. A few of the homes in the neighborhood have had vast improvements made to them as well as additions. There are approximately three (3) other homes in the neighborhood that are two-story. The second story window, facing the street, is a desirable design feature that fosters natural surveillance of the street. To date there has been no public input received. Staff recommends approval of the request as submitted with conditions.

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. This use permit request meets all applicable tests in the following manner:

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 proposed two-story home is unique from others within the neighborhood; there should be no 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 this use permit request subject to conditions.

REASONS FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.
2. There appears to be a demonstrated need for this use at the proposed location.

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.

HISTORY & FACTS:

1956 Construction year for a single family residence.

September 2, 2008 ZUP08127 – The Hearing Officer approved a use permit to allow a second story addition for the Roth Residence located at 1730 South El Camino Drive.

January 23, 2009 Building Permit issued to demolish a single family residence.

DESCRIPTION:

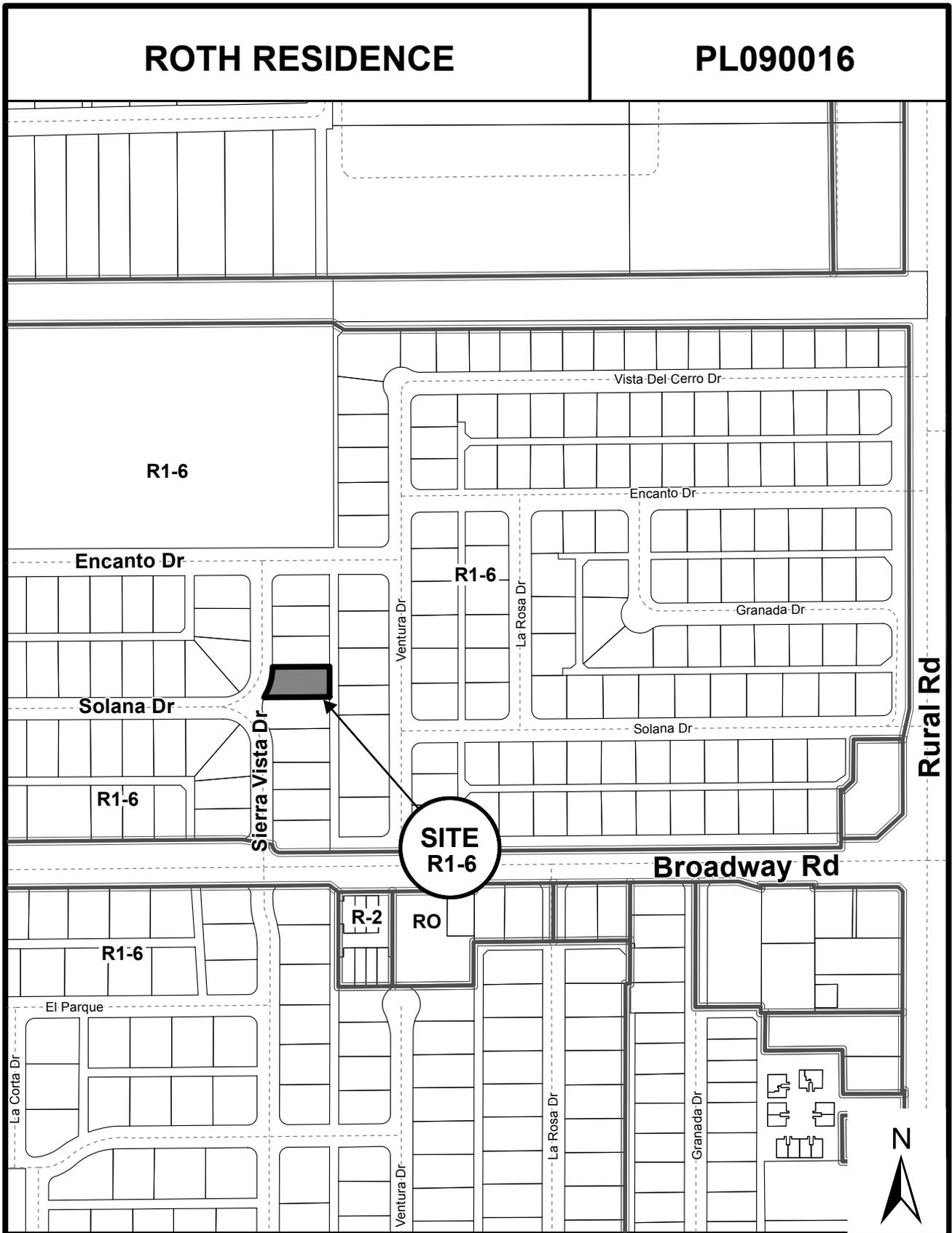
Owner – Justin & Keri Roth
Applicant – Jack DeBartolo/DeBartolo Architects
Existing Zoning – R1-6, Single Family Residential District
Parcel Size – 9,391 s.f. / .216 acres
Previous Existing Structure Area – 1,674 s.f.
Proposed Structure Area – 4,071 s.f. (including basement)
Proposed Lot Coverage – 35% (3,255 s.f. including overhangs)
Maximum Height Allowed – 30'
Height of Proposed Structure – 22'

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

ROTH RESIDENCE

PL090016



Location Map



ROTH RESIDENCE (PL090016)

**ROTH_house | 1731 south sierra vista drive | debartolo architects ltd | january 2009
city of tempe use permit narrative**

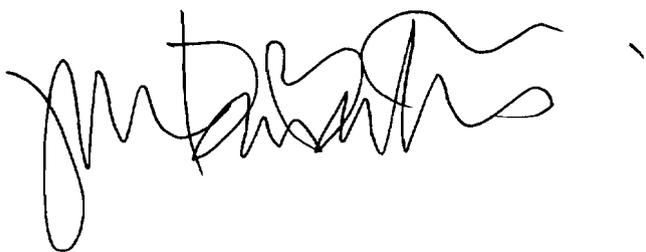
This use-permit application is being filed to request permission to construct a second-story level on a new single-family residence for the owners, Justin and Keri Roth, at the project location, 1731 south Sierra Vista Drive.

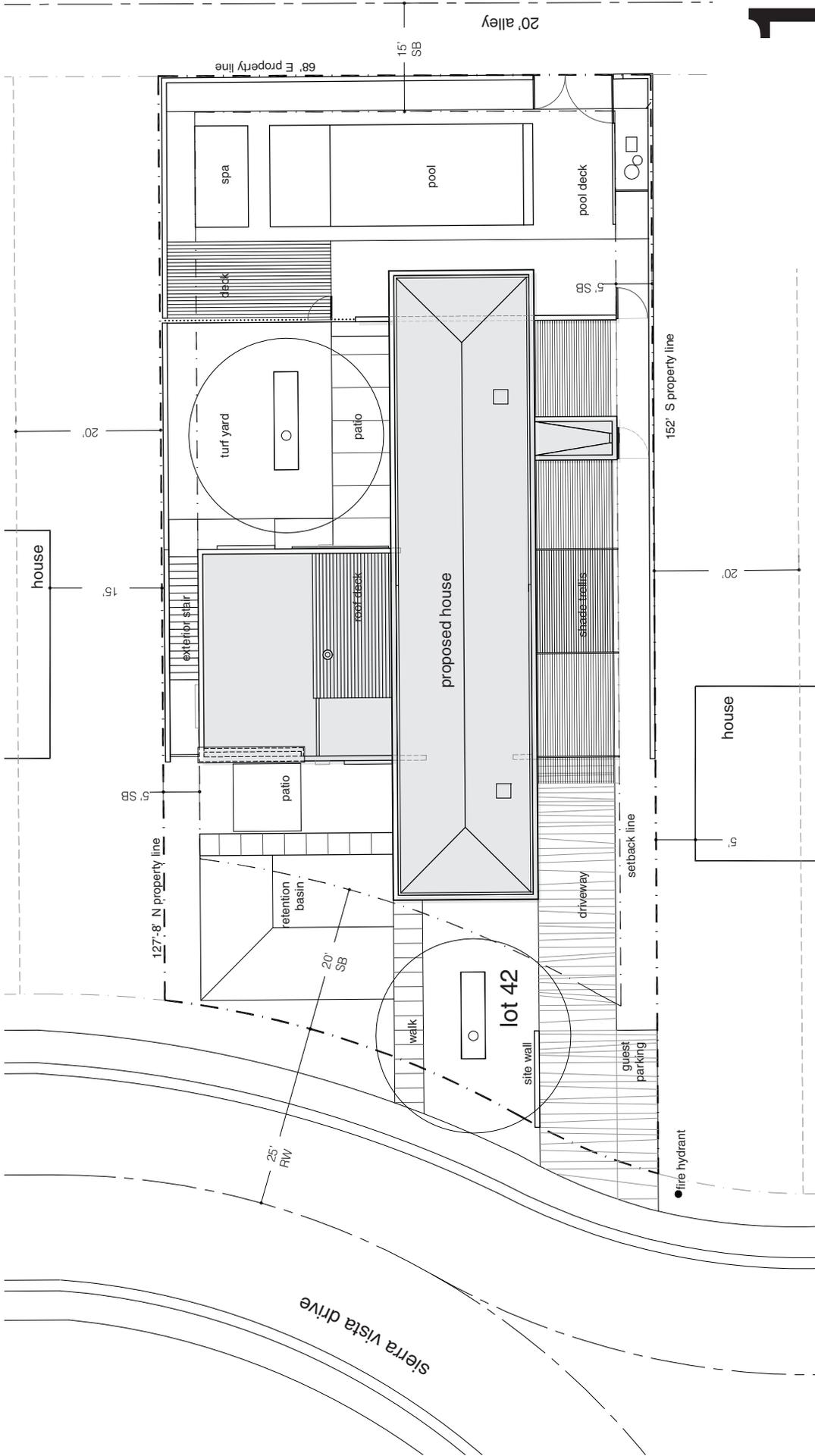
The 60-year old house that is presently on site has just been acquired by the Roth family. The Roth family, who currently live in this same neighborhood, desired to obtain and renovate the property in order to make a more suitable primary residence for their needs. The original intent had been to keep some, or all, of the existing house structure, however, after much study into the rehabilitation and expansion of this older house, it was decided that the best course of action for the Roth family would be to demolish the existing structure and utilize the site in a manner more conducive to their families' needs. As such, the design of their home has developed into utilizing a second-story component.

Though two-story houses are not commonplace in the immediate neighborhood, the second-story component to this proposed residence is well within the allowed limits set by the R1-6 zoning for this property and surrounding neighborhood. Additionally, consideration must be given to the fact that as this neighborhood grows older, people will begin to have increased need to remodel and alter these smaller post-WWII residences, in order to make them more efficient and livable within the standards of younger generations of homeowners. These types of locations in the City of Tempe offer an amazing opportunity for homeowners, who desire to live in the heart of this city, to remain connected with a more urban neighborhood-- and not have to move to the far outskirts of the metropolitan area in order to build a home worthy of the 21st century. It is essential to allow homeowners to tap the inherent potential in their property so that they may accommodate their changing needs and, at the same time, add value to their investment and the investments of their surrounding neighbors.

This two-story component that is proposed will cohabitate well with the surrounding neighborhood. The intent is for the architecture to be compatible, though not identical; it is important to avoid fake referential gestures to the original construction aesthetic of the neighborhood. Instead, the proposal is to identify with the massing of elements, to utilize an honest expression of materials, and to take advantage of specific qualities that this specific site has to offer. The two-story component in question is actually located perpendicular to the standard direction of the lower house massing, which remains in direct relationship to the surrounding houses. The turning of this upper element allows the second story to act as a shelter and shade component for the main front entry. Additionally, it minimizes the amount of second-story one directly experiences at the street elevation [as opposed to how potentially oppressive a full second-story could be, if it were one continuous mass growing directly out of the lower level].

This project will not be the only two-story house in the neighborhood [and likely will be joined by many others as people begin to do adaptive residential in-fills into areas such as this, rather than moving outward and driving more]. Additionally, as others in the area have begun to renovate, there has already been an infused diversity to the building material palette that is being utilized. This second-story will simply expand precedents already present in the neighborhood, further expressing that this community is vital, diverse, and capable of the transformation required to remain increasingly vital for many years to come.

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site plan and data

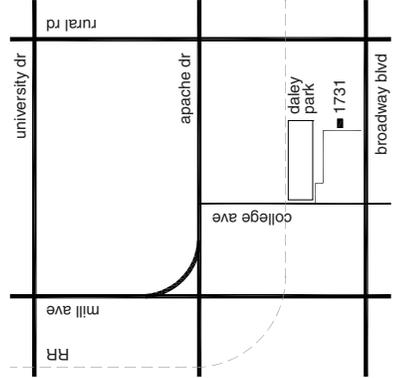
Scale 1:20



roth house

1731 south sierra vista drive
tempe, arizona 85281

debartolo architects
4450 north 12th street #268
phoenix, arizona 85014
602.264.6617



site data

zoning: R1-6 residential
 projected land use: cultural resource area
 projected density: 9,383 sf [.215 acre]
 lot area: 4,071 sf livable [including basement]
 proposed new house area: 35 % [3,255 sf including overhangs]
 % lot coverage: 22'-0" A.F.G. [2 stories]
 building height: V b
 construction type: No [not required - less than 5000 sf]
 fire sprinkler system: 25'
 street r/w: 20'
 alley width: 20' front | 5' side | 15' rear (from alley center)
 setback:

legal description

lot 42 of University Terrace
 map book 49
 map page 45
 maricopa county recorder

assessor's parcel number

133-15-044

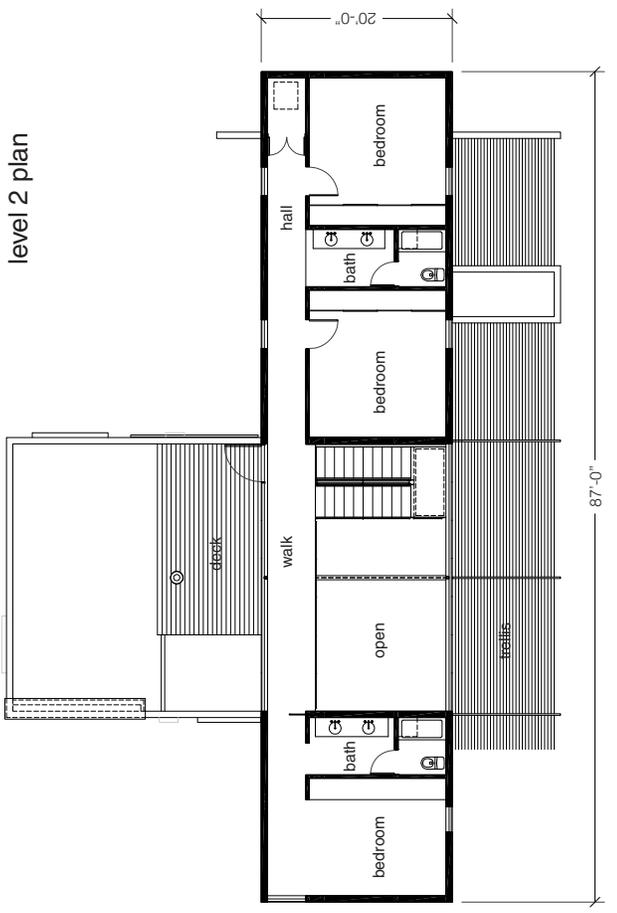
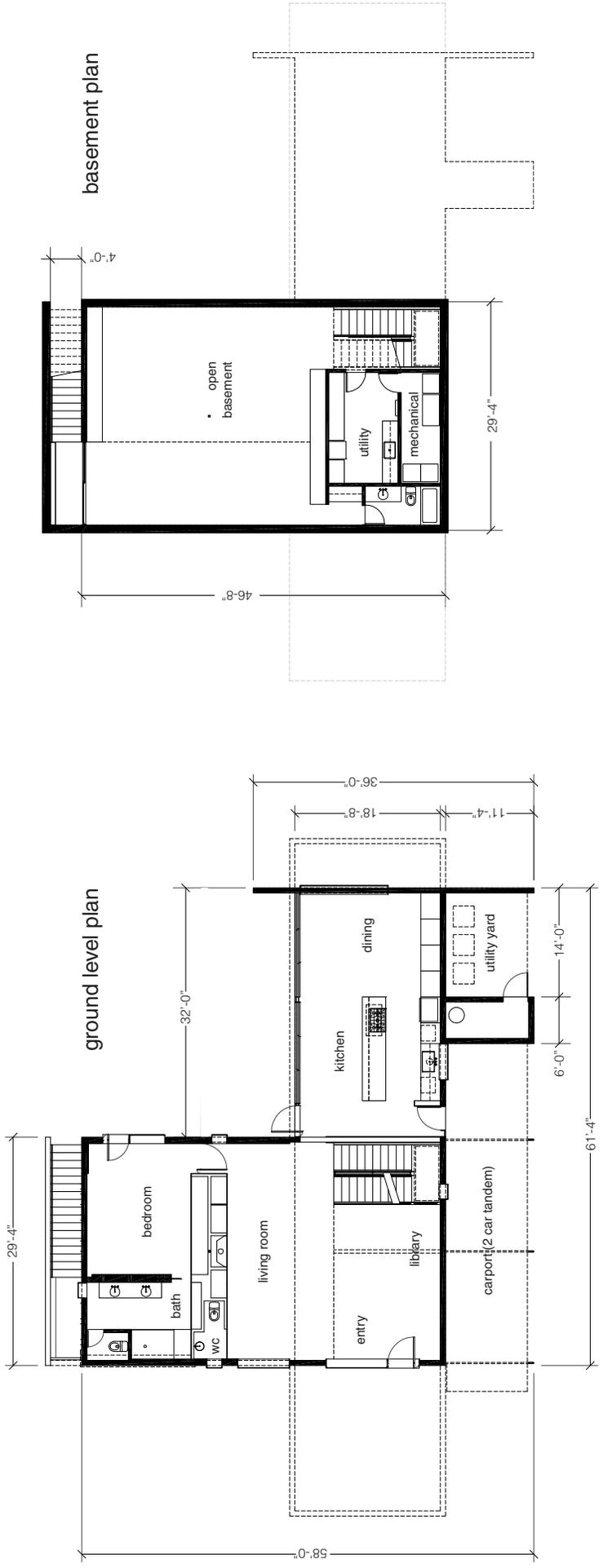
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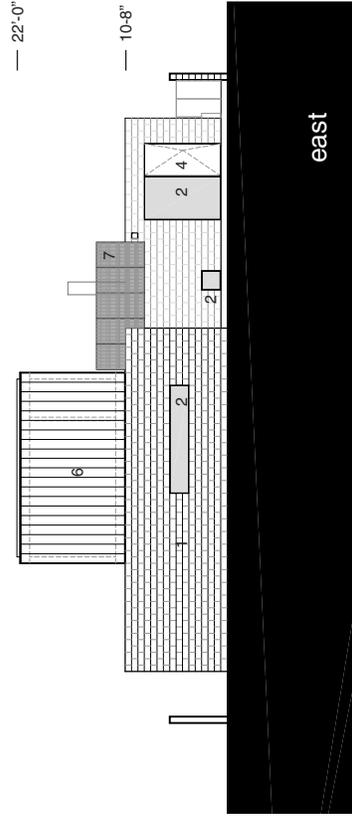
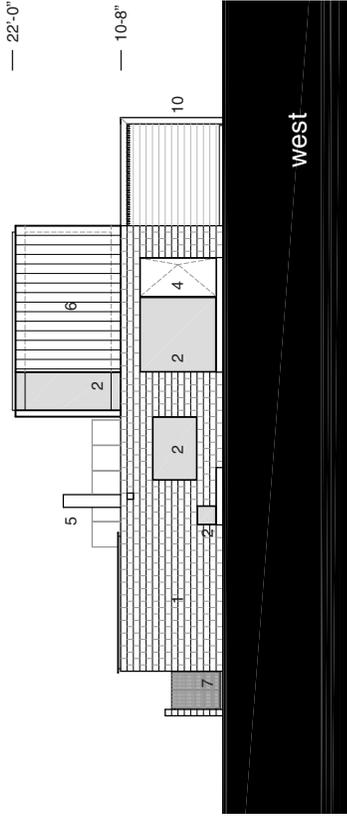
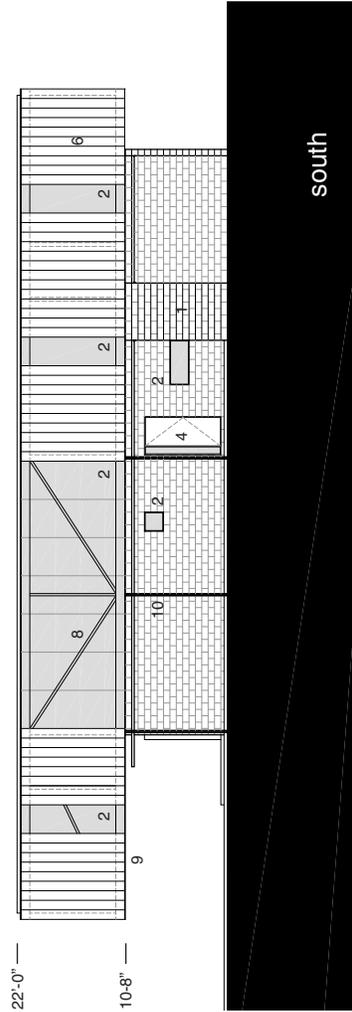
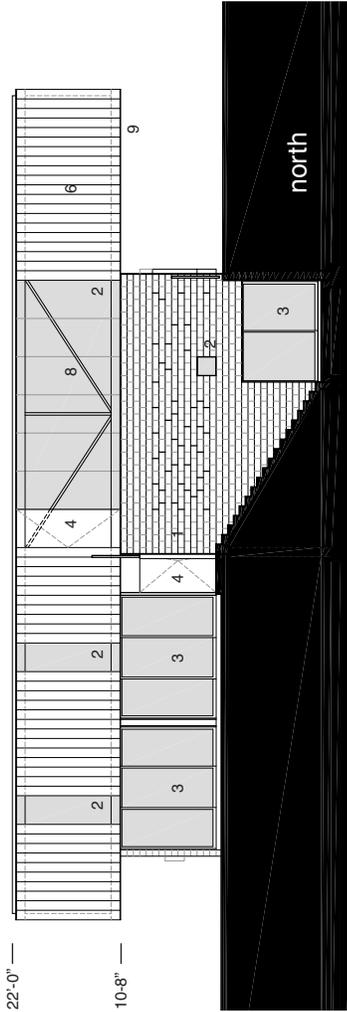
building plans
scale 1:20



roth house

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3

building elevations

scale 1:20

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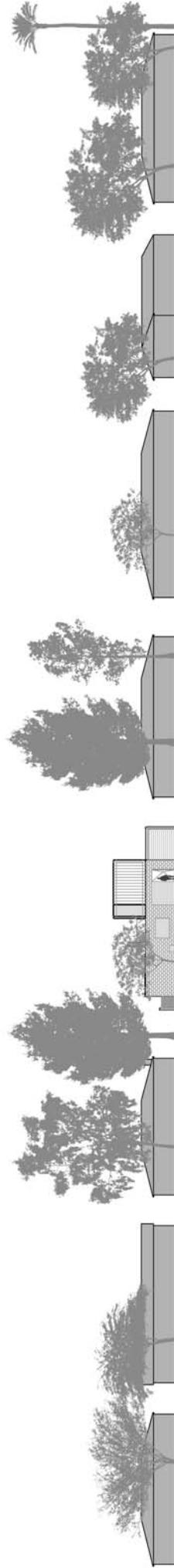
general notes

see building plans for horizontal dimensions

keyed notes

- 1 8x8x16 CMU block [standard gray]
- 2 1" insulated clear glazing in steel frame
- 3 clear sliding glass door unit
- 4 solid core exterior painted door
- 5 steel fireplace flue
- 6 galvanized flatlock metal panels
- 7 steel grate guardrail
- 8 painted steel structure behind glass
- 9 painted stucco soffit
- 10 painted tube steel shade trellis

ATTACHMENT 7











2 storey house 3 lots north of 1731 s. sierra vista dr.



modern rebuild directly opposite 1731 s. sierra vista dr.



rebuild west of 1731 s. sierra vista dr. on e. solana dr.



exposed CMU block diagonally opposite 1731 s. sierra vista dr.



2 storey modern rebuild in adjacent neighborhood to east



eclectic adaptation in university terrace neighborhood
neighborhood diversity