

Staff Summary Report



Hearing Officer Hearing Date: February 17, 2009

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by the **STENSON RESIDENCE (PL090012)** located at 8130 South Ash Avenue for one (1) use permit standard.

DOCUMENT NAME: 20090217dsdp01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **STENSON RESIDENCE (PL090012)** (Robert Bliss/R C Bliss, applicant; Susan Stenson, property owner) located at 8130 South Ash Avenue in the R1-15, Single Family Residential District for:

ZUP09013 Use permit standard to reduce the north side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

PREPARED BY: Derek Partridge, Planner I (480-350-8867)

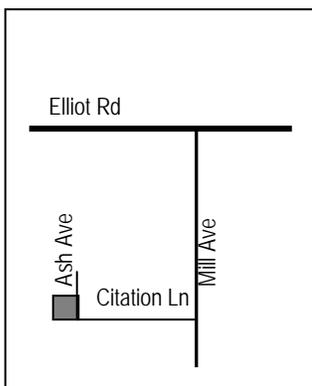
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The applicant is requesting a use permit standard to reduce the north side yard setback for purposes of expanding the existing two (2) car garage into a three (3) car garage and an additional room. The applicant has provided detailed plans and elevations for the proposed addition. The proposed addition is consistent with the existing neighborhood and will match the design and construction of the residence. To date, no public input has been received on 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(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor plan
6. Elevations
7. Staff Photograph(s)

COMMENTS:

The Stenson Residence is proposing a 727 s.f. third stall garage; game room and walk in closet addition. The addition is for the north side of the existing house and will encroach into the side yard setback by three (3) feet; reducing the required setback by twenty (20%) percent from fifteen (15) feet to twelve (12) feet. The proposed addition is consistent with the existing neighborhood and will match the design and construction of the residence. To date, no public input has been received on this request.

Use Permit

The Zoning and Development Code requires a use permit for any setback reduction. 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 garage addition will be an attribute to 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; several other properties in this neighborhood also have three (3) stall garages.

Conclusion

Staff recommends approval of the proposal subject to conditions.

REASON(S) 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.

CONDITION(S)
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:

May 5, 1979	Building permit issued for single family dwelling
January 8, 1980	Final issued for single family dwelling
July 15, 1982	Final issued for pool
October 27, 2004	<u>BA040195</u> : Variance to reduce north side yard setback from 15ft to 7ft for garage and room addition. Approved by Board of Adjustment –Expired October 27, 2005

DESCRIPTION:

Owner – Susan Stenson
 Applicant – Robert Bliss/R C Bliss
 Existing Zoning – R1-15, Single Family Residential District
 Side yard setback required – 15 feet
 Proposed side yard setback – 12 feet
 Existing Lot Coverage – 12.8%
 Proposed Lot Coverage – 13.5%

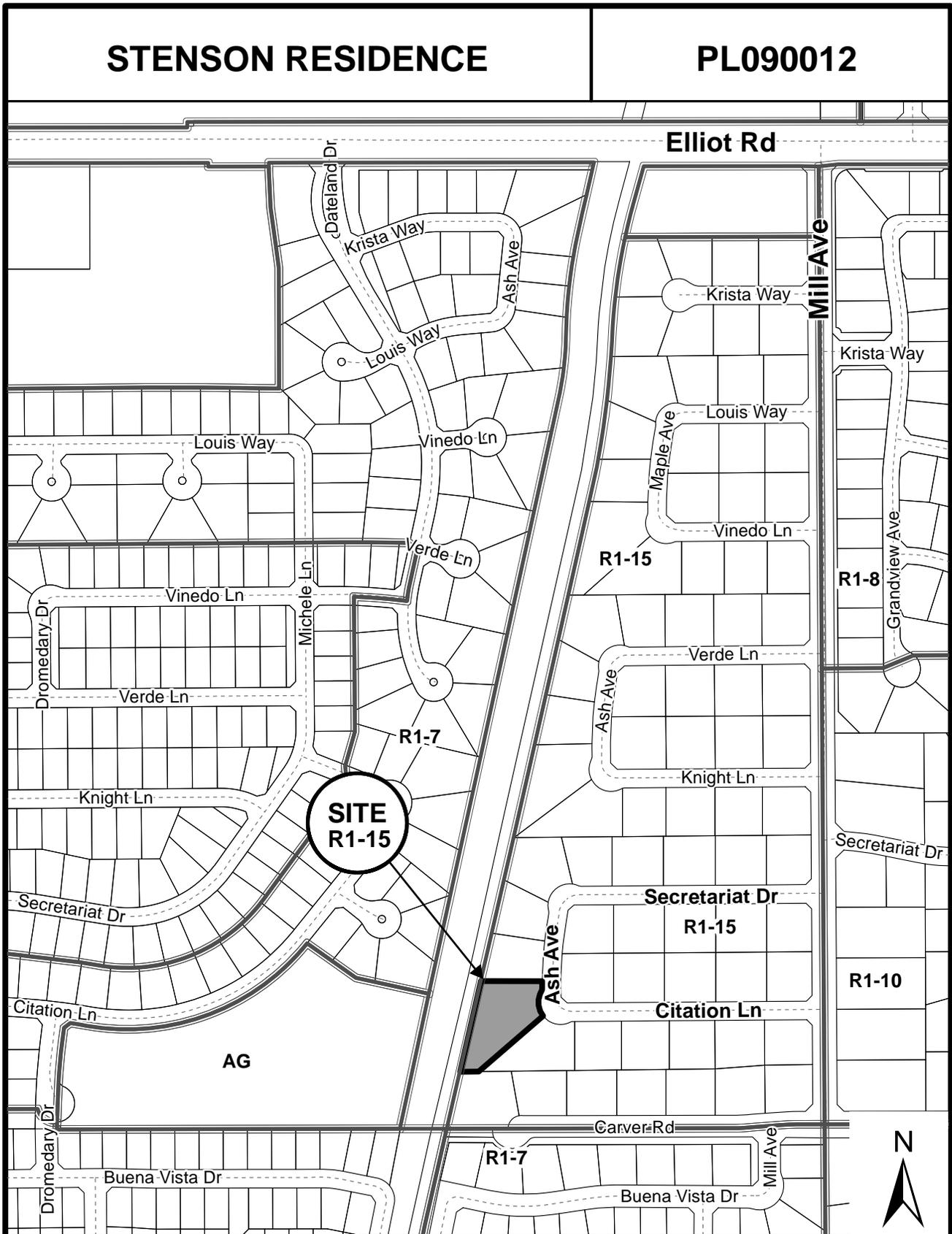
ZONING AND
DEVELOPMENT

CODE REFERENCE:

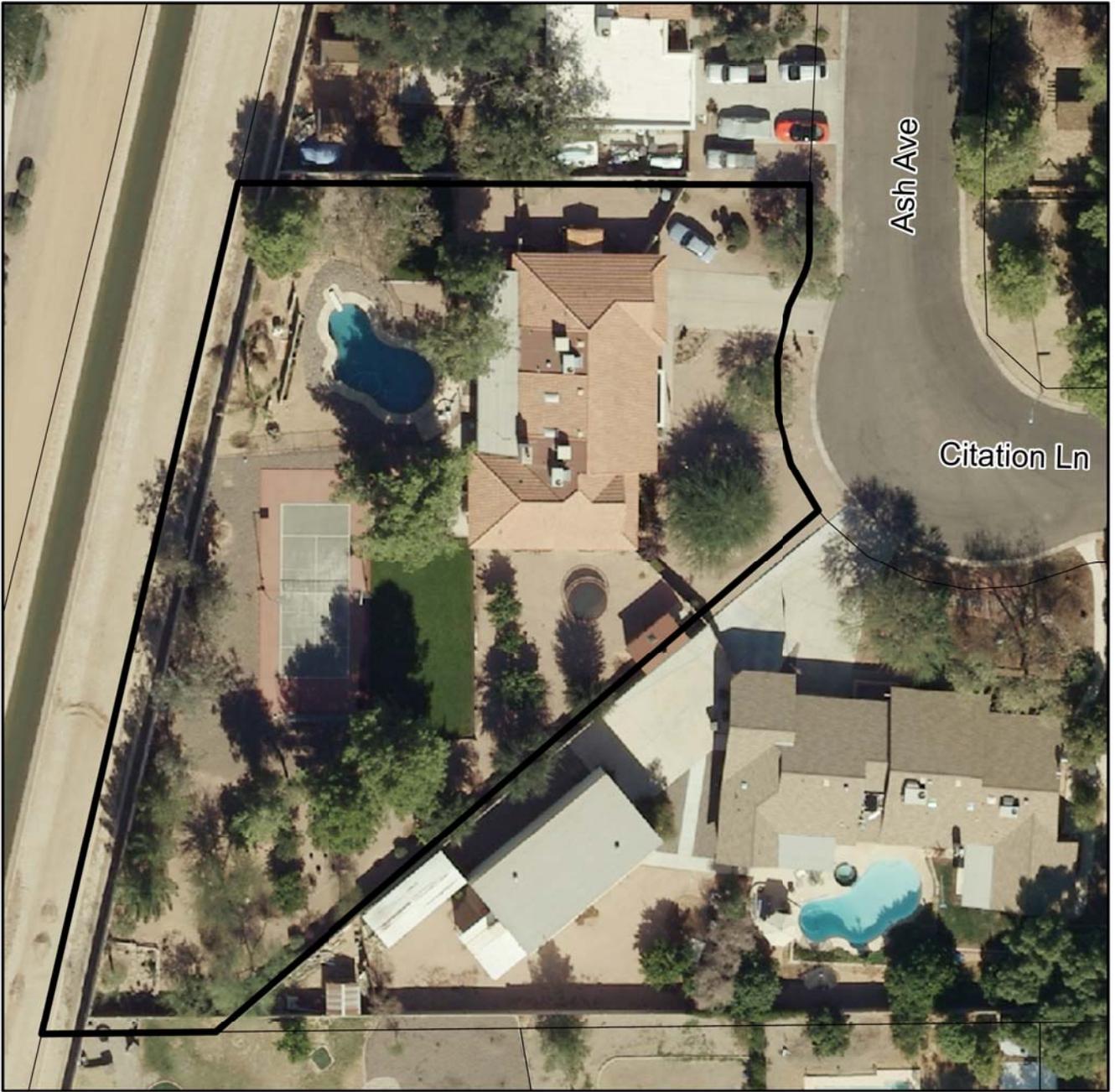
Part 4, Chapter 2, Section 4-201 – Purpose and Applicability
 Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts
 Part 6, Chapter 3, Section 6-308 – Use Permit

STENSON RESIDENCE

PL090012



Location Map



STENSON RESIDENCE (PL090012)

The Stenson Family
8130 S Ash Avenue
Tempe, AZ 85284-1302
480-897-1965

January 15, 2009

Development Services Planning
City of Tempe
31 E Fifth Street
Tempe, AZ 85280-5002

To Whom It May Concern:

We are applying for a use permit for construction of a third-car garage for our home. At the same time, we would enlarge our fourth bedroom, which we plan to use as a multi-purpose room. Several of the homes in our street have already added the third bay so our modification is in keeping with the neighborhood.

Thank you for your consideration.

Sincerely,

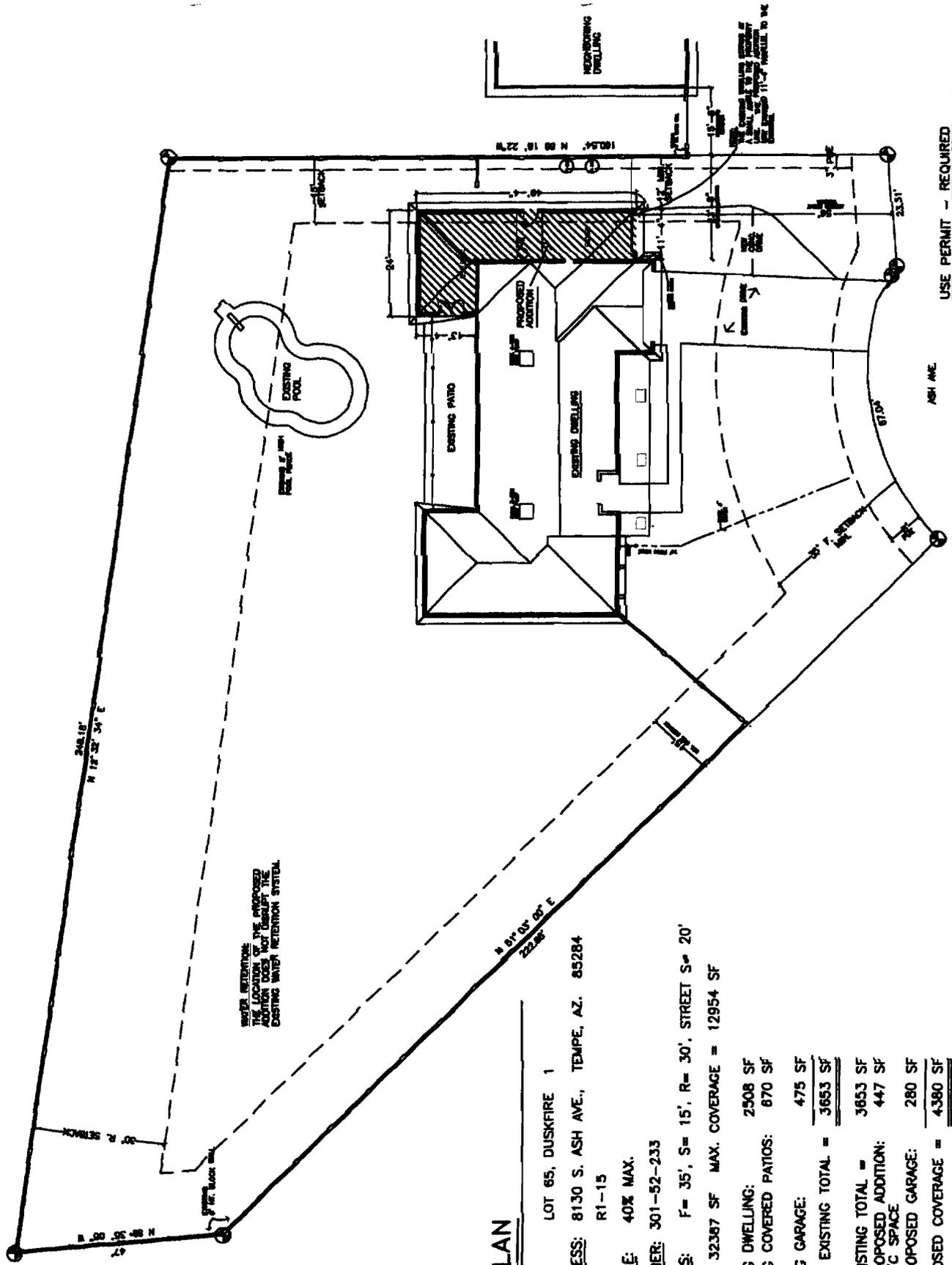
A handwritten signature in black ink that reads "Susan Stenson". The signature is written in a cursive, flowing style.

Susan Stenson

SCOPE OF PROJECT

HOMEOWNER: **MRS. STENSON**

BUILD NEW AIRCONDITIONED SPACE TO ADD A GAMEROOM, WALK-IN CLOSET, AND EXPAND EXISTING SERVICE ROOM. EXPAND EXISTING GARAGE TO 3 BAYS. THE PROPOSED NEW WORK SHALL REST WITHIN THE SIDEYARD SETBACK REQUIRING A USES PERMIT. THE EXISTING ARCHITECTURAL APPEARANCE SHALL BE MAINTAINED ON THE EXTERIOR. NO ARCHITECTURAL CONTROL COMMITTEE IS ACTIVE AS OF THIS DATE. THE PROJECT HAS BEEN EXPLAINED TO THE HOMEOWNER OF THE ADJACENT LOT AND HAS BEEN APPROVED.

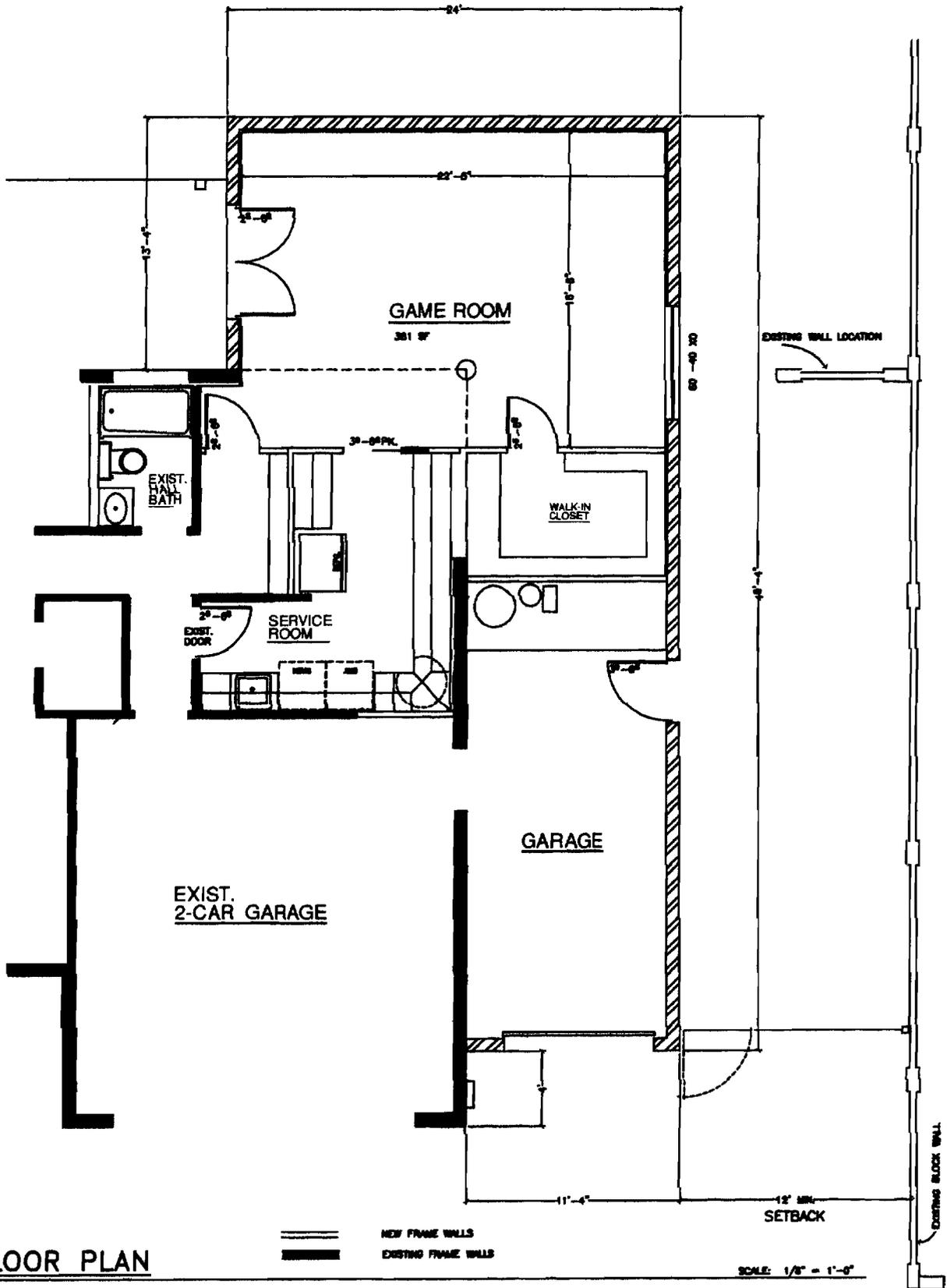


SITE PLAN

LEGAL: LOT 65, DUSKFIRE 1
STREET ADDRESS: 8130 S. ASH AVE., TEMPE, AZ. 85284
ZONING: R1-15
LOT COVERAGE: 40% MAX.
PARCEL NUMBER: 301-52-233
MIN. SETBACKS: F = 35', S = 15', R = 30', STREET S = 20'
LOT SIZE = 32387 SF MAX. COVERAGE = 12954 SF

EXISTING DWELLING:	2508 SF
EXISTING COVERED PATIOS:	870 SF
EXISTING GARAGE:	475 SF
EXISTING TOTAL =	3853 SF
EXISTING TOTAL =	3853 SF
PROPOSED ADDITION:	447 SF
A/C SPACE	280 SF
PROPOSED GARAGE:	280 SF
TOTAL PROPOSED COVERAGE =	4380 SF
PROPOSED LOT COVERAGE =	13.5%

USE PERMIT - REQUIRED
 SIDEYARD SETBACK MOVED TO 12'



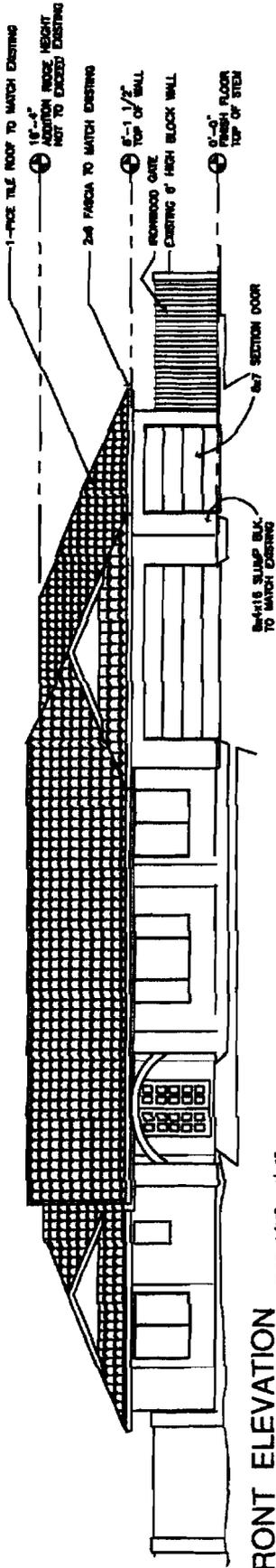
FLOOR PLAN

NEW FRAME WALLS
 EXISTING FRAME WALLS

SCALE: 1/8" = 1'-0"

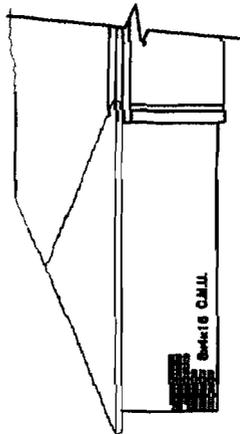
HOMEOWNER: **STENSON FAMILY**
 8130 S. ASH AVE., TEMPE, AZ. 85284

NEW A/C SPACE = 447 SF
 NEW GARAGE = 280 SF
 TOTAL INSIDE STEMWALL = 727 SF
 EXISTING REMODEL A/C SPACE = 288 SF
 TOTAL PROJECT FOOTAGE = 983 SF

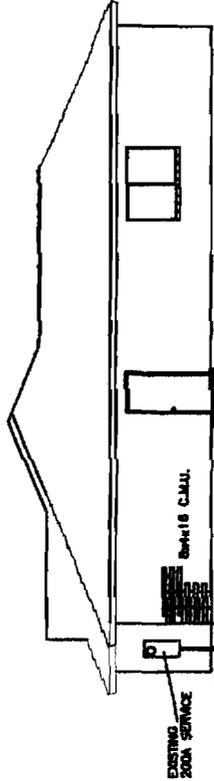


FRONT ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION



NORTH ELEVATION

HOMEOWNER: **STENSON FAMILY**
 8130 S. ASH AVE., TEMPE, AZ. 85284



STENSON RESIDENCE

8130 SOUTH ASH AVENUE

PL090012

FRONT OF RESIDENCE

