

Staff Summary Report



Hearing Officer Hearing Date: September 16, 2008

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **WASKOSKY RESIDENCE (PL080312)** located at 519 West 12th Street for one (1) use permit.

DOCUMENT NAME: 20080916dsac01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **WASKOSKY RESIDENCE (PL080312)** (Tessa Jones/The Phactory, applicant; Brian Waskosky, property owner) located at 519 West 12th Street in the R-2, Multi-Family Residential District for:

ZUP08133 Use permit to allow the expansion of a second story from storage to office space.

PREPARED BY: Alan Como, Planner II (480-350-8439)

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

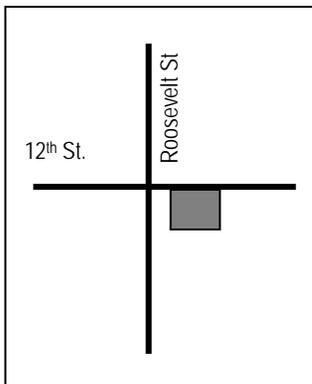
A handwritten signature in black ink, appearing to read 'SEA'.

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 the expansion of a second story from storage space to office space, located at 519 West 12th Street in the R-2, Multi-Family Residential District. There has been no public input received to date. Staff supports the request for a use permit, subject to conditions.



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 applicant is requesting a use permit to allow the expansion of a second story from storage space to office space, located at 519 West 12th Street in the R-2, Multi-Family Residential District. The second story space is located above existing bedrooms. The proposal would include converting the 160 s.f. of storage space into usable home office space, and constructing an exterior staircase for access.

There has been no public input received to date. Staff supports the request for a use permit, subject to conditions

Use Permit

The Zoning and Development Code requires a use permit for any single family residence to add or expand for a second story. This use permit request meets all applicable tests 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;
 - This proposed second story should not create any of the nuisances listed above.
- 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 and with the main structure.

Conclusion

Staff recommends approval, subject to conditions

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.

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 from the building safety division.
- 2. Additions to be compatible in design, materials and color with existing dwelling.
- 3. Second story not to be converted to livable space.

HISTORY & FACTS:

September 13, 2007 BP071661 – Application for 209 s.f. residential addition. Pending.
December 6, 2007 BP072150 – Permit issued for a 2 bedroom addition.
March 4, 2008 ZUP08015 - Use permit to allow the expansion of a second story

DESCRIPTION:

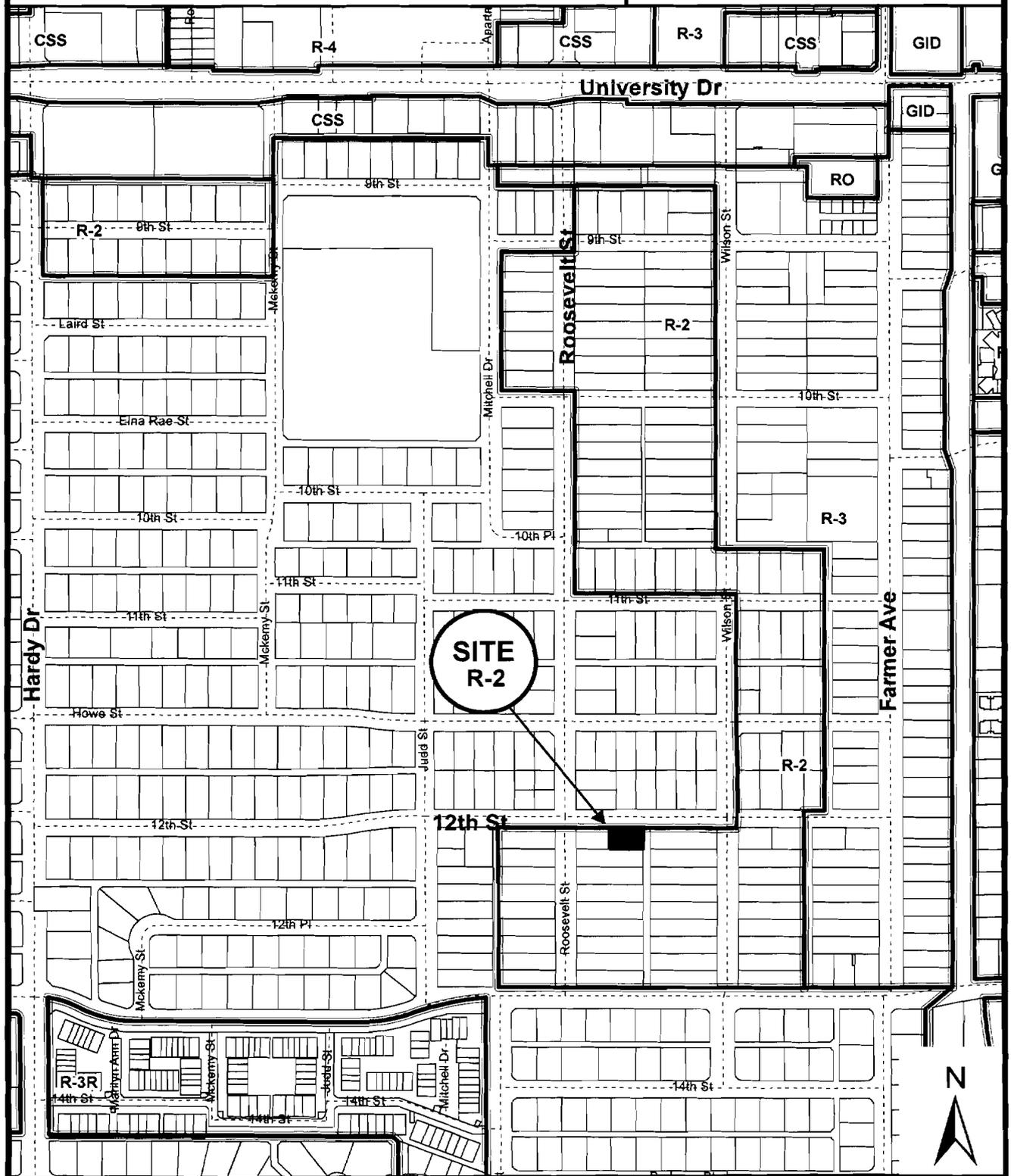
Owner – Brian Waskosky
Applicant – Tessa Jones/The Phactory
Existing Zoning – R-2, Multi-Family Residential District
Lot Area – 5,957 s.f.
House Area – 1,203 s.f.
Lot Coverage – 25%
Lot Coverage allowed – 45%
Storage/Office Area – 160 s.f.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 6, Chapter 3, Section 6-308 – Use Permit

WASKOSKY RESIDENCE

PL080312



Location Map



WASKOSKY RESIDENCE (PL080312)

the PHACTORY llc

architecture
design
fabrication

4 8 0 . 9 2 1 . 9 5 0 0
2417 s. palm dr.
tempe, arizona 85282
thephactory@cox.net

18 August 08

Project: **Waskosky Residence**
519 W. 12th Street
Tempe, Arizona 85281

Letter of Explanation

Use Permit Request: 1. To convert an existing storage area into a 2nd floor storage/office space.

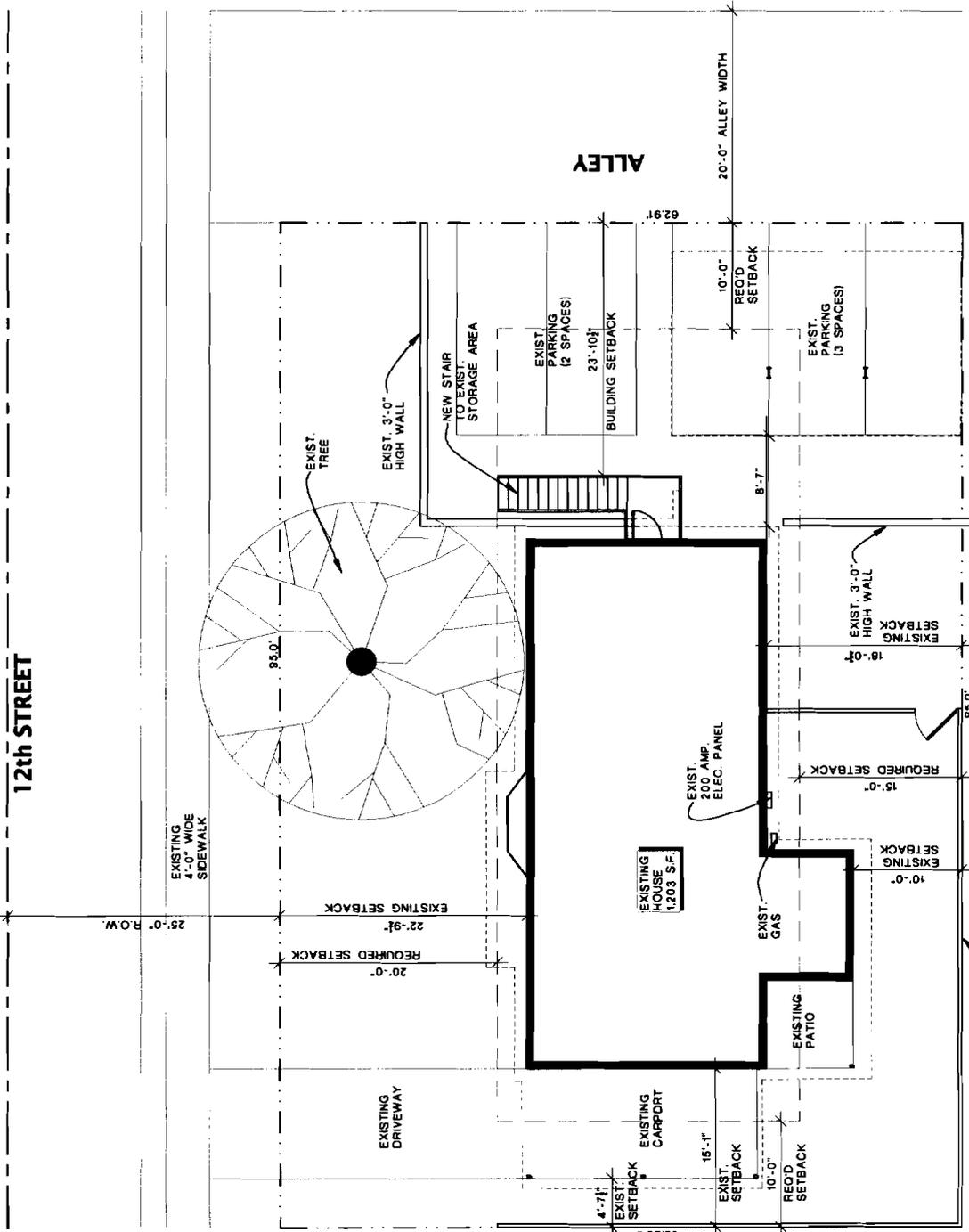
We are requesting this use permit to allow the owners to have better access to their storage area. Currently the storage space is accessed through an attic access panel.

- a. This request will not cause any additional vehicular traffic in the area, no new bedrooms will be added.
- b. This request will not cause any type of nuisance to the area.
- c. This request will not contribute to the deterioration of the neighborhood, in fact it will enhance the existing house which in turn will be an asset to the neighborhood.
- d. This addition will be compatible with the existing house.
- e. This request will not result in any disruptive behavior which may cause a nuisance to the surrounding area.

Please feel free to contact me if there are any questions. Thank you for your consideration on this matter.

Thank you,

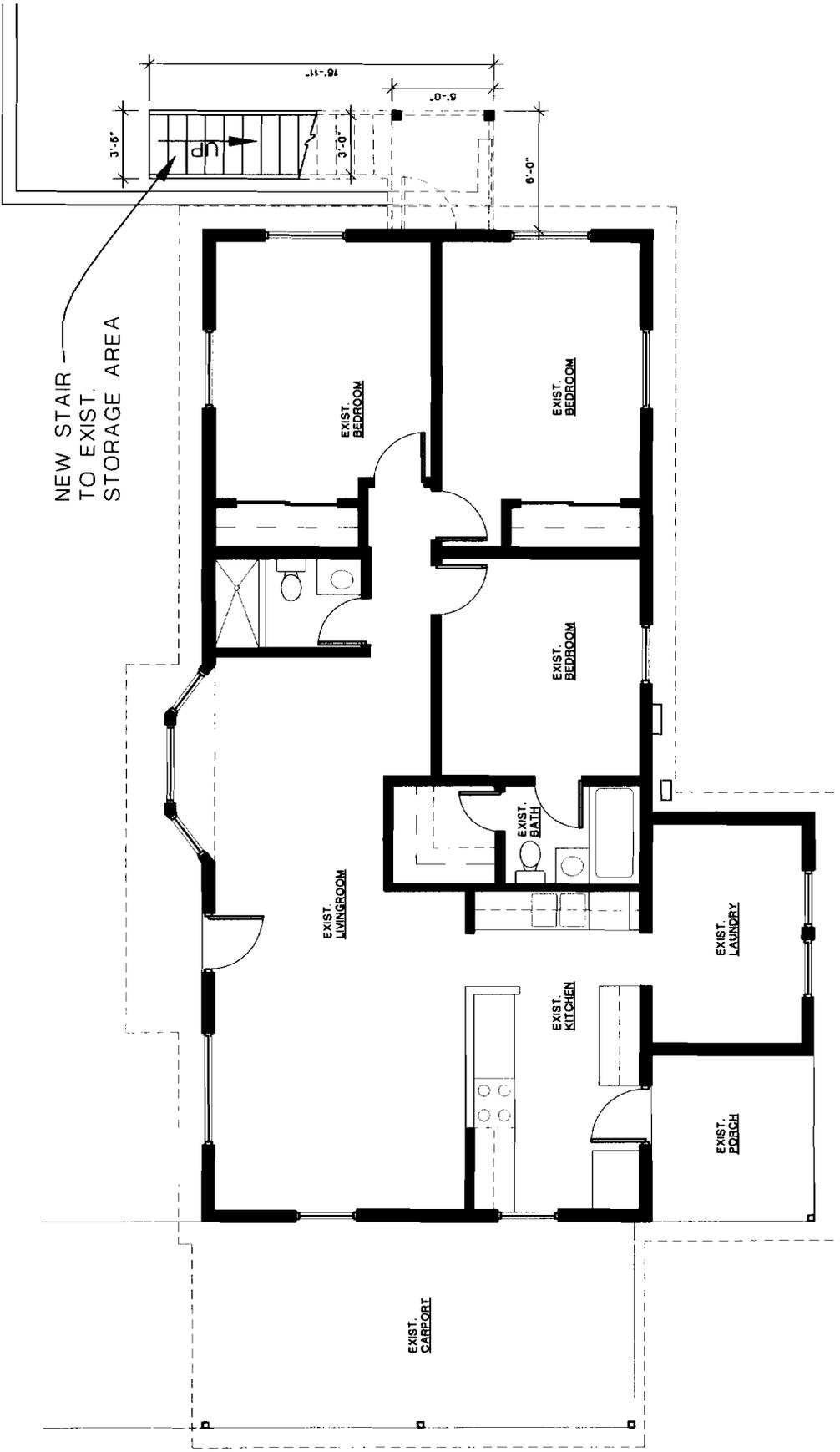
Tessa Jones



SITE PLAN

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

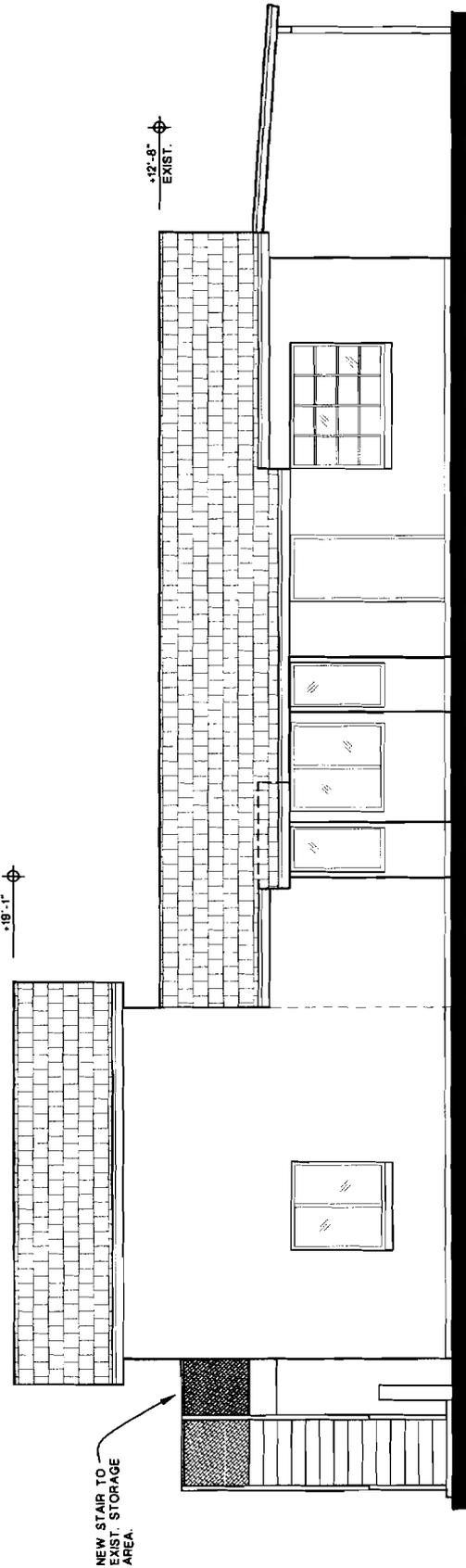
Waskosky Residence



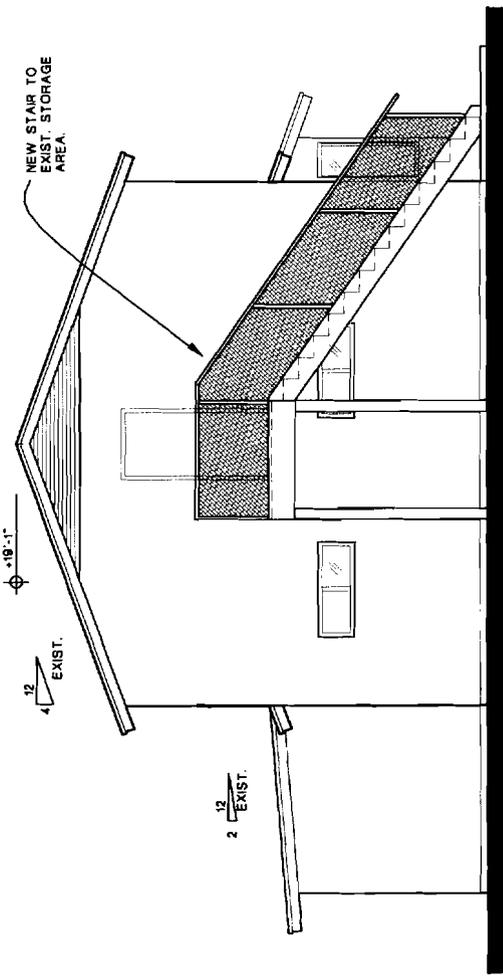
FLOOR PLAN

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

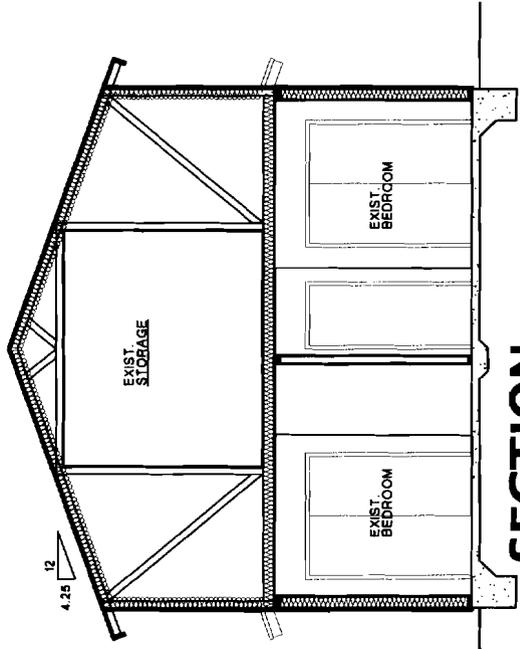
Waskosky Residence



NORTH ELEVATION (STREET)
SCALE: 1/8"=1'-0"



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



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

Waskosky Residence

18 AUGUST 08
the Phactory



WASKOSKY RESIDENCE

519 WEST 12TH STREET

PL080312

FRONT OF RESIDENCE