

Staff Summary Report



Hearing Officer Hearing Date: 12/07/10

Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by the **WASSON RESIDENCE** located at 1131 East Bishop Drive for one (1) use permit.

DOCUMENT NAME: 20101207cdsl03 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **WASSON RESIDENCE (PL100376)** (Gregg Ludwigsen, applicant; James Wasson, property owner) located at 1131 East Bishop Drive in the R1-6, Single Family Residential District for:

ZUP10138 Use permit to allow an amateur radio antenna with a maximum height of seventy feet (70 ft) which will retract to thirty-five feet (35 ft) in height when not in use.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

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

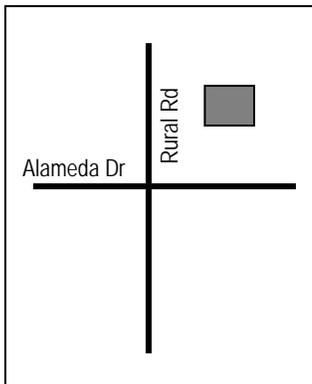
LEGAL REVIEW BY: N/A

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

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The Wasson Residence is seeking a use permit to allow for a telescoping radio antenna to be located in their backyard. The overall height of the antenna will be 70 ' when in use and will retract to a maximum of 35' when not in use. To date, no public comment regarding this request has been received from the surrounding area. This use appears to meet the criteria for approval of a use permit. Staff recommends approval of the use permit.

PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Tower Elevation
6. Staff Photograph(s)

COMMENTS:

The Wasson Residence is proposing to install a 70' crank up tower for amateur radio communications. It will be retracted to 35' feet when not in use. The tower will be located on the site adjacent to the residence away from the property lines. Staff posted the property per and sent a public notice to property owners located within 300' feet of the Wasson Residence. To date, no public input has been received.

Use Permit

The Zoning and Development Code requires a use permit for amateur radio communication tower to exceed 35'; the tower per ordinance may extend to a maximum height of 75' feet but must retract to 35' when not in use.

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. A radio tower is for residential use and will not generate traffic.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - The communication tower will not cause a nuisance related to odor, dust, gas, noise, vibration, smoke, heat, or glare.
- 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 proposed addition would not contribute to neighborhood deterioration or downgrade property values. The proposed use is consistent with the City's adopted plan.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses. A tower is located a distance from the property line adjacent to the residence.
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public:
 - The proposed use will not create a nuisance.

Conclusion

Staff recommends approval of the use permit

REASON(S) FOR APPROVAL:

1. This request meets the approval criteria pursuant Section 6-308, Use Permit.
2. There appears to be no public opposition to the request.

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

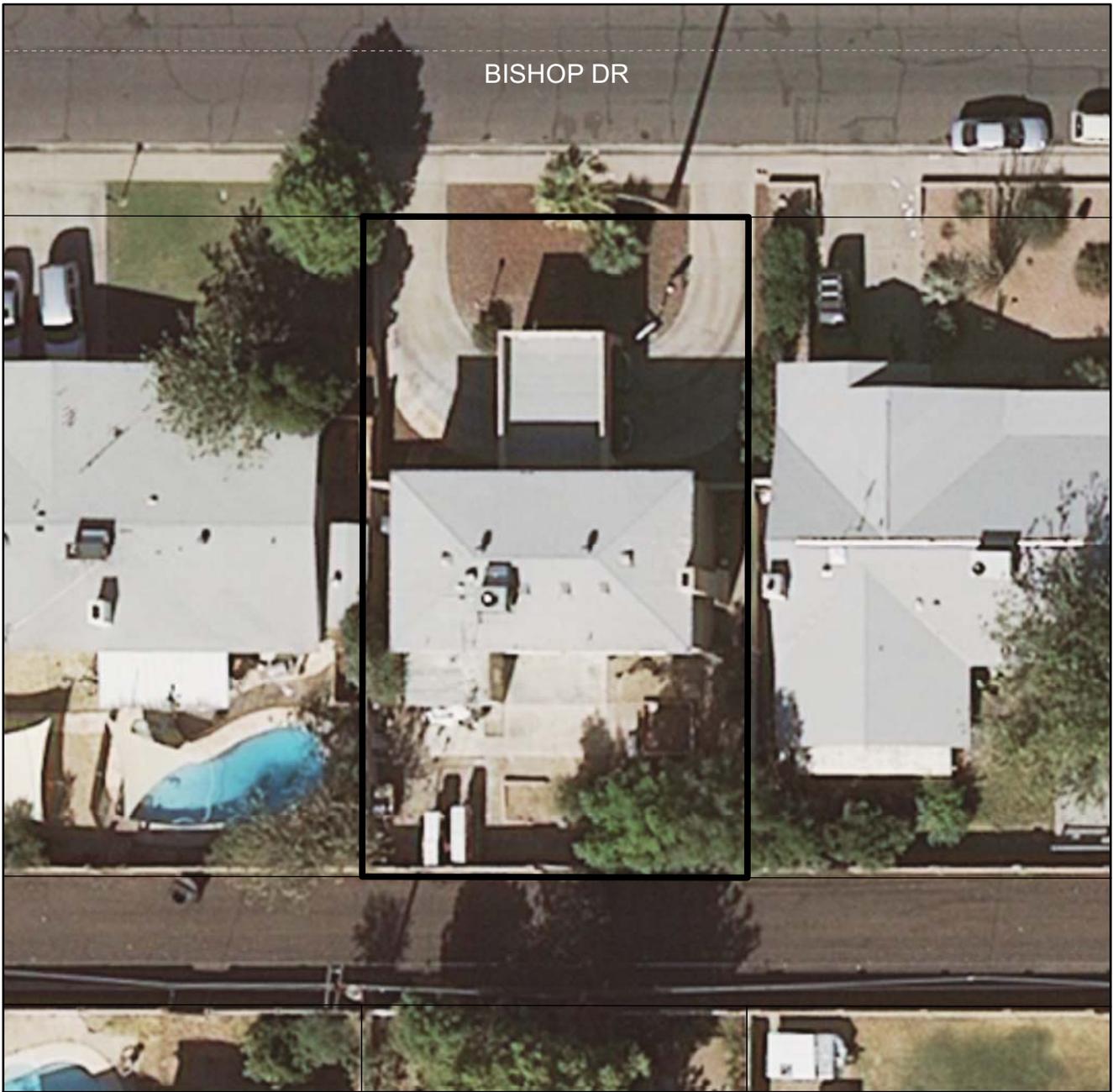
**CONDITION(S)
OF APPROVAL:**

1. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
2. Any intensification or expansion of use beyond that presented, including additional height and/or antennae, will require a new use permit.
3. If there are any complaints arising from the use herein permitted that are verified by a consensus of the complaining party and the City Attorney's office, the use permit may be returned to the Hearing Officer and another public hearing set to re-evaluate the use permit.
4. The antenna to be removed within thirty days and cessation of use by the home owner.

HISTORY & FACTS: None pertinent to this case.

DESCRIPTION: Owner – James Wasson
Applicant – Gregg Ludwigsen
Existing Zoning – R1-6, Single Family Residential District

**ZONING AND
DEVELOPMENT
CODE REFERENCE:** Section 3-421, Wireless Telecommunication Facilities
Section 6-308, Use Permit



WASSON RESIDENCE (PL100376)

Letter of Explanation

: Wasson res.

1131 E Bishop Dr

Tempe Az 85282

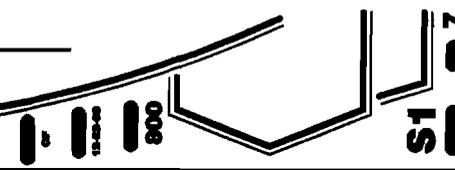
We would like to install this crank up tower for armature radio communications. It will only be in the up position when in use and be stored in the retracted position. This is for personal use only. Please see tower data for tower details.

James Wasson



Gossler DESIGN
 Architectural and Commercial Building and Interiors
 Phone: 925-208-2827

Wasson Site Plan



S1 7

OWNER
JAMES WASSON

PROPERTY ADDRESS
131 E. BISHOP DR.
TAMPE, ARIZONA 85263

PARCEL
193-56-099

SUBDIVISION
HUGHES ACRES 2
LOT 119

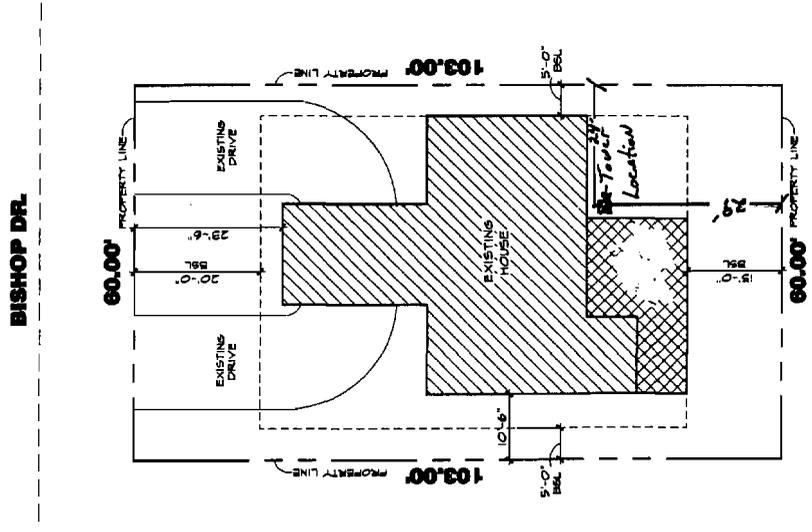
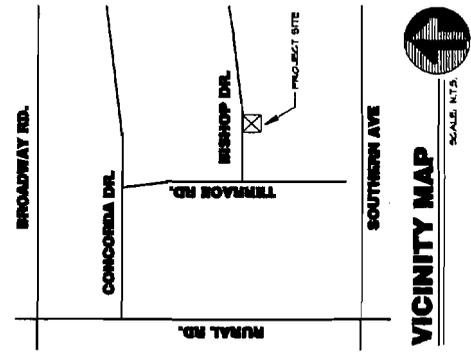
ZONING
R1-6

SETBACKS
FRONT 20'
SIDE 5'
SIDE 5'
REAR 15'

AREAS

NEW TOTAL UNDER ROOF	3028 SQ. FT.
NEW TOTAL FOOTPRINT	1460 SQ. FT.
LOT	6181 SQ. FT.

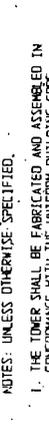
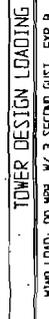
LOT COVERAGE
ALLOWABLE 45.00%



SITE PLAN

TOWER DESIGN LOADING
WIND LOAD: 90 MPH W/ 3 SECOND GUST, EXP. B. PER ANSI/TIA-222 REV G

Ø 2 1/16" I. D. TUBE
13'-30" FT. MAX. ANTENNA WIND
AREA AT +72 FT ELEVATION



CONNECTION DETAIL

ITEM	QTY	DESCRIPTION
30	1	INSTRUCTION MANUAL, LM-470
29	1	CONCRETE BASE ASSEMBLY, REC-70
28	4	SPRING, 12", CENTURY
27	1	PULL-DOWN ROD, .500 X 17"
26	10	PULLEY ASSEMBLY W/ R8
25	1	5/8" MOUNTING HUB
24	1	Y-BELT
23	1	SINGLE GROOVE PULLEY, Ø 10 3/4" #1
22	1	SINGLE GROOVE PULLEY, Ø 1 1/2"
21	1	BELT GUARD WELDMENT
20	1	AIR VENT FOR GEAR BOX
19	1	ELECTRICAL BOX ASSEMBLY
18	1	EMERGENCY HANDLE ASSY
17	1	LIMIT SWITCH ASSEMBLY - LOWER
16	1	LIMIT SWITCH ASSEMBLY - UPPER
15	1	WINCH PLATE, MOTOR SIDE
14	1	WINCH PLATE, BEARING SIDE
13	1	BEARING FLANGE 2H FARNIR WCJT-1
12	1	PLUG PIPE, 125 MFT, BLACK
11	1	GEARBOX 40:1 #200 STYLE A
10	1	WINCH DRUM WELDMENT
9	1	ELECTRIC MOTOR, 1/2 HP WASHDOWN
8	1	PULLDOWN CABLE, 3/16" 7 X 19 GALVAN
7	1	#5 LIFT CABLE, 3/16" 7 X 19 GALVAN
6	1	#6 LIFT CABLE, 3/16" 7 X 19 GALVAN
5	1	LIFT CABLE, 3/16" 7 X 19 GALVANIZED
4	1	LM-470 #5 SECTION WELDMENT
3	1	LM-470 #6 SECTION WELDMENT
2	1	LM-470 #7 SECTION WELDMENT
1	1	LM-470 #8 SECTION WELDMENT

PARTS LIST

ITEM	QTY	DESCRIPTION
1	1	WELLS CONCRETE SPECIFIED BY CONTRACTOR AND IN PROJECT
2	1	DETAILS AS SHOWN
3	1	STANDARD CODE 208
4	1	MATERIAL

APPROVALS	DATE
DESIGNED BY	01/04/08
CHECKED	
ENG. APP'D.	

FINISH

DO NOT SCALE DRAWING

SCALE 1/1"

ASHJIAN
1775 PARK ST
LM-47C

- NOTES: UNLESS OTHERWISE SPECIFIED,
- THE TOWER SHALL BE FABRICATED AND ASSEMBLED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE.
 - AFTER FABRICATION,
 - FLEXIBLE GALVANIZED AIRCRAFT CABLES OF 7 X 19 TYPE SHALL CONFORM TO A DESIGN LOAD EQUAL TO 1400 POUNDS PER 3/16 INCH SIZE. THE MANUFACTURER'S CERTIFICATE OF GUARANTEE FOR MINIMUM BREAKING STRENGTH SHALL SHOW A BREAKING STRENGTH OF THREE TIMES THE DESIGN LOAD. THE BREAKING STRENGTH OF EACH CABLE AND SHALL BE SUBMITTED FOR EACH JOB TO THE BUILDING DEPARTMENT UPON REQUEST.
 - THE CONCRETE SHALL CONSIST OF CEMENTS 1/2 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE, AGGREGATE 3/4" SIZE, SAND, AND WATER TO YIELD A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
 - ALL FOOTINGS SHALL PENETRATE INTO AND BEAR UPON UNDISTURBED SOIL OR COMPACTED SOIL - EACH SOIL WITH A MINIMUM IN-PLACE-DENSITY, AS DETERMINED BY ASTM METHOD D-1557, OF NOT LESS THAN 95 PERCENT OF THE OPTIMUM DENSITY FOR THE SOIL. FOR THE TOWER SITE, ALL BACKFILL SOIL SHALL CONFORM WITH THE IN-PLACE-DENSITY AND OPTIMUM MOISTURE CONTENT REQUIREMENTS OF THIS PARAGRAPH.
 - THE FOUNDATION DESIGN IS ADEQUATE FOR SOILS MEETING OR EXCEED CLASS 5 SOIL, 1000 PSF BEARING SPECIFICATIONS PER 2001 CBC.
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615-76A AND HAS 0.1-30 STRUCTURAL WELDING CODE-REINFORCING STEEL.
 - TOWER IS DESIGNED TO BE USED IN A FULLY EXTENDED POSITION.



WASSON RESIDENCE

1131 EAST BISHOP DRIVE

PL100376

FRONT OF RESIDENCE

