

Staff Summary Report



Hearing Officer Hearing Date: February 17, 2009

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by the **WIESE RESIDENCE (PL090011)** located at 1603 East Hudson Drive for one (1) use permit.

DOCUMENT NAME: 20090217dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **WIESE RESIDENCE (PL090011)** (Howard Li, Paramount Design, applicant; Michael Wiese, property owner) located at 1603 East Hudson Drive in the R1-6, Single Family Residential District for:

ZUP09012 Use permit to allow a second story addition.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

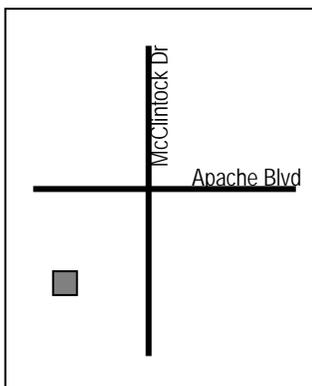
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The Wiese residence is requesting a use permit to facilitate the remodel of their home. They are proposing to add a second story addition to their existing 1337 s.f. dwelling. Staff supports the use permit based on the finding that the request meets the criteria for approval of a use permit. To date, no public input has been received.



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. New First Floor Plan
6. New Second Floor Plan
7. Elevations
8. Staff Photograph(s)

COMMENTS:

The Wiese Residence is proposing to construct a second story addition to their existing 1337 s.f. dwelling. The proposed second story addition will add 1400 s.f. of livable space for a total of 2737 s.f. under roof. From the submitted elevation by the applicant; a majority of the fenestration will be located on the north and west elevations directed toward the streets, away from the adjacent neighborhood homes. To date, no public input has been received.

Use Permit

The Zoning and Development Code requires a use permit for second story additions in the Single-Family, R1-6 zoning district. 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 use should not create nuisances within the residential area.
- 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 requested use permit will allow the applicant to remodel the home and potentially improve the surrounding area. .
- d. Compatibility with existing surrounding structures and uses;
 - The proposed second story addition will be compatible with surrounding uses. The surrounding neighborhood is a combination of one and two-story dwellings; a second story addition is in character with the neighborhood. The requested use permit will not be detrimental to the surrounding area.

Conclusion

Staff recommends approval of the use permit requested in this application.

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.
5. 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.

**CONDITION(S)
OF APPROVAL:**

1. Obtain all necessary clearances and permits from the Building Safety Division.
2. Second story addition to complement the main residence in color, form and material.

HISTORY & FACTS:

None pertinent to this request

DESCRIPTION:

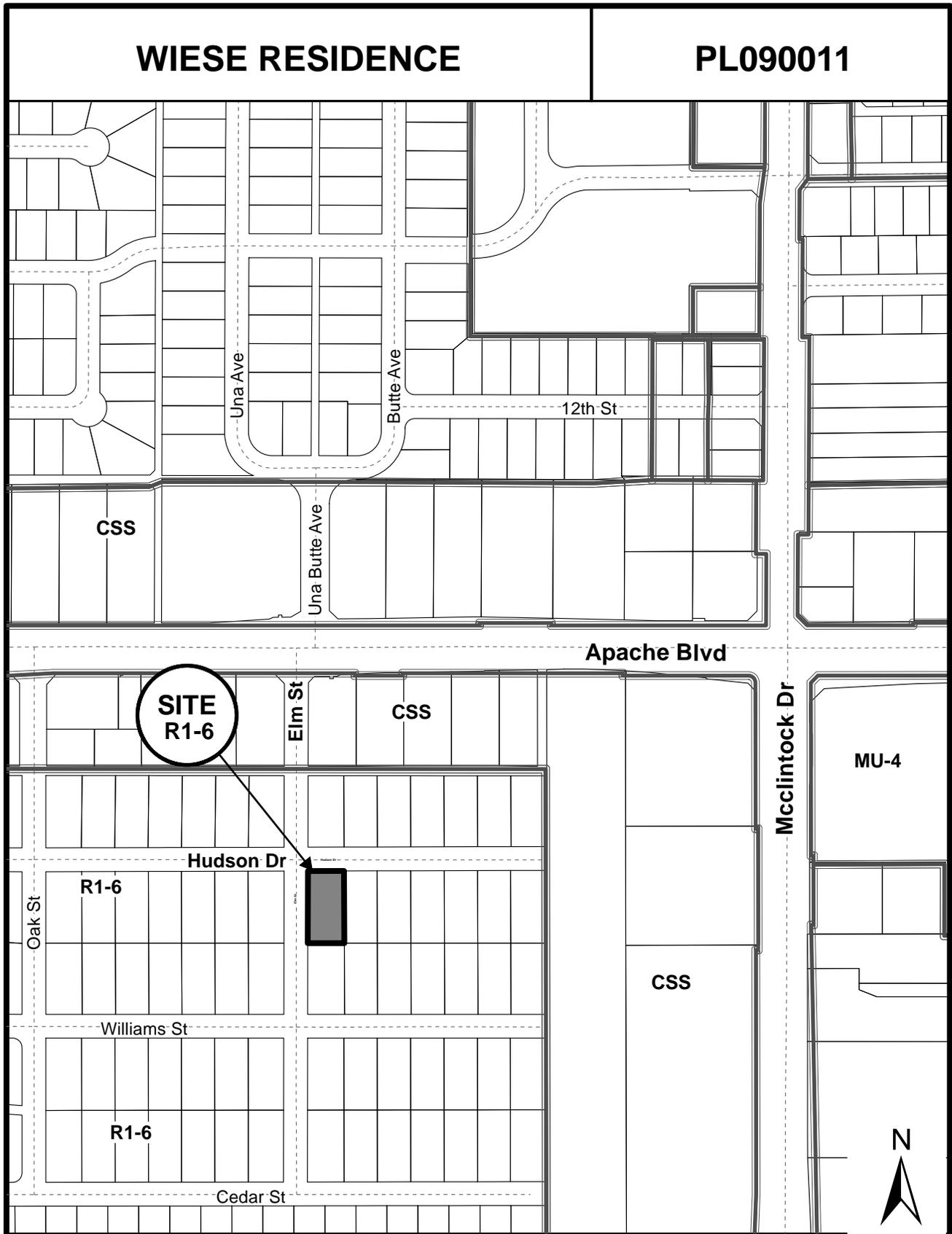
Owner – Michael Wiese
Applicant – Howard Li/Paramount Design
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 11,251 s.f. / .25 acres
Existing Residence Area – 1337 s.f.
Proposed Addition – 1400 s.f.
Total Under Roof – 2737 s.f.
Proposed Height – 28 feet

**ZONING AND
DEVELOPMENT**

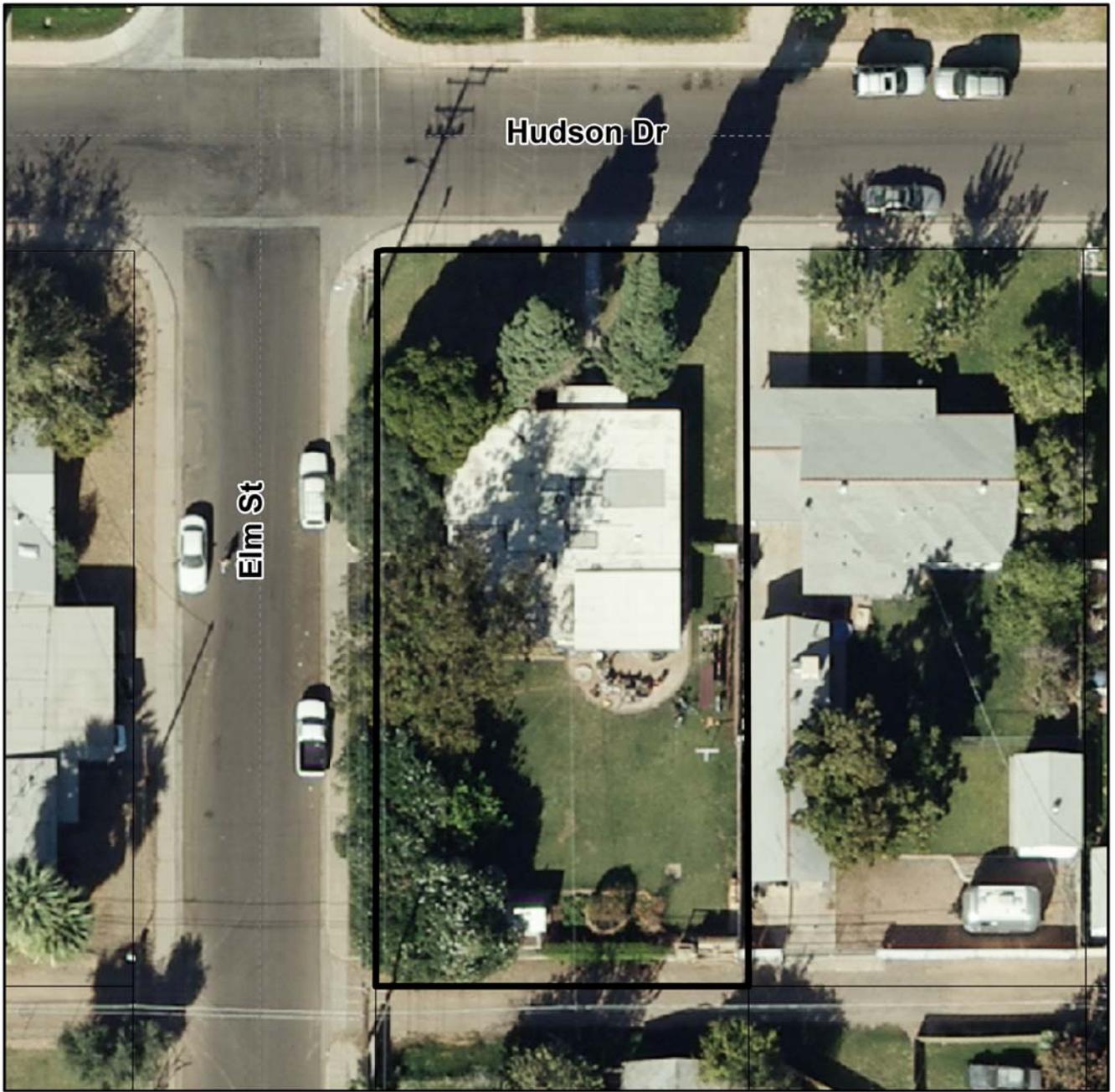
CODE REFERENCE:

Part 3, Chapter 3, Section 3-401

Part 6, Chapter 3, Section 6-308



Location Map



WIESE RESIDENCE (PL090011)

Paramount Design
3949 N. Arboles Cir.
Mesa, AZ. 85207

Phone: 602-882-5608

Fax: 480-218-8360

January 14, 2009

RE: WIESE RESIDENCE ADDITION
1603 E. HUDSON DR.
TEMPE, AZ.

LETTER OF EXPLANATION:

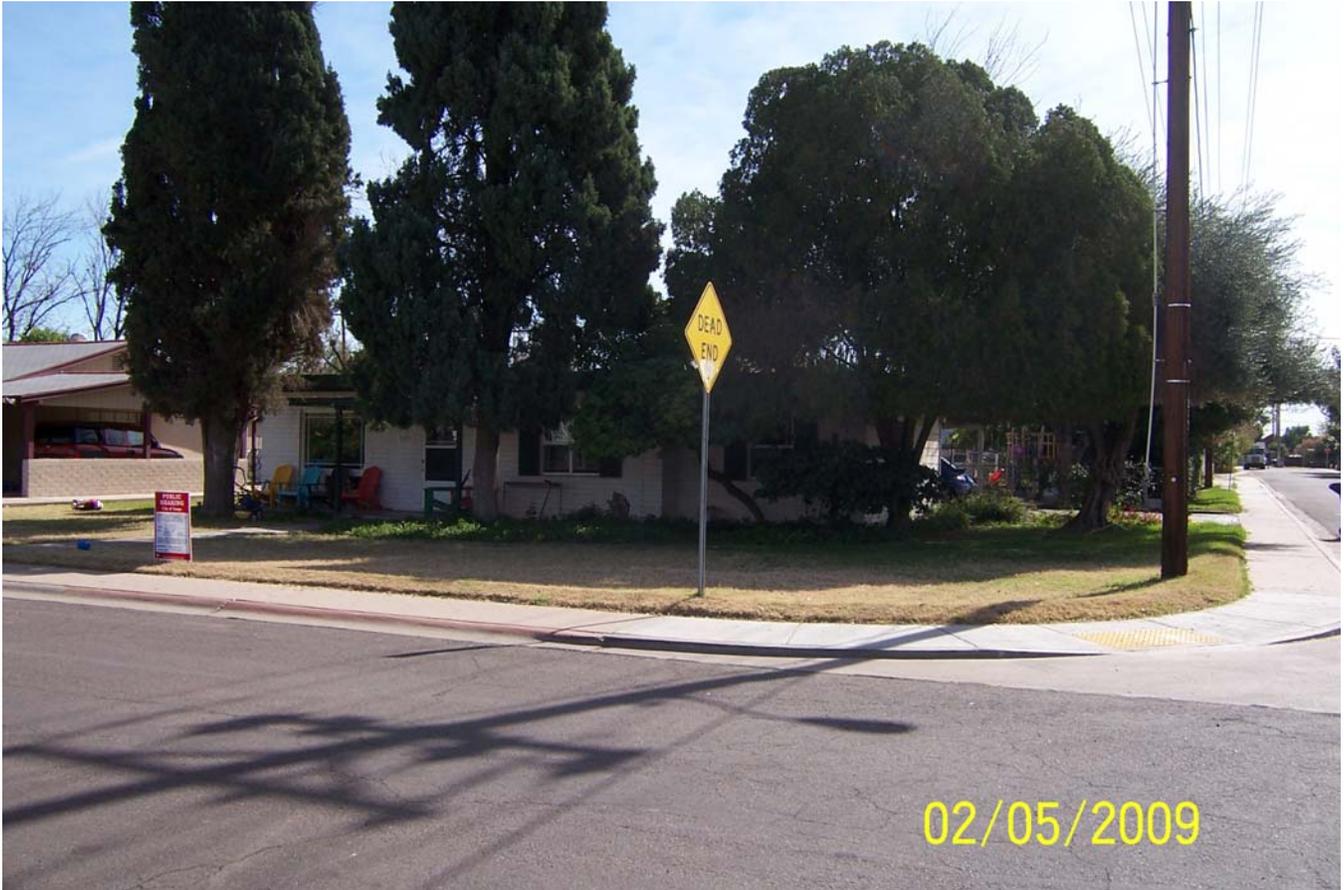
WE ARE PROPOSING A SECOND FLOOR ADDITION TO A EXISTING ONE STORY RESIDENCE. ADDITIONAL LIVING AREA SQUARE FOOTAGE IS NEEDED FOR THE WIESE FAMILY.

IF THERE ARE ANY QUESTIONS , PLEASE GIVE US A CALL

Thank you,
Sincerely,

Howard Li

A handwritten signature in black ink, appearing to read "Howard Li", is written over a horizontal line that extends to the right.



WIESE RESIDENCE

1603 EAST HUDSON DRIVE

PL090011

FRONT OF RESIDENCE

