

Staff Summary Report



Hearing Officer Hearing Date: November 17, 2009

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **BRINKERHOFF RESIDENCE (PL090407)** located at 502 East Watson Drive for one (1) use permit.

DOCUMENT NAME: 20091117dsng02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **BRINKERHOFF RESIDENCE (PL090407)** (Lawrence Roos, applicant; Timothy Brinkerhoff, property owner) located at 502 East Watson Drive in the R1-6, Single Family Residential District for:

ZUP09141 Use permit to allow the required parking to be located in the front yard setback.

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

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

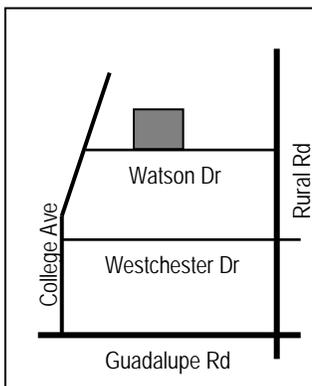
LEGAL REVIEW BY: N/A

DEPARTMENT 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 required parking to be located in the front yard setback. The single family residence was originally built in 1974 with a two (2) car carport. The homeowner wishes to convert the carport into livable space. To date, staff has received one (1) email of inquiry regarding this request. Staff recommends approval of the proposal as submitted, with 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
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Current Existing Carport
6. Current Existing Carport – Interior Walls
7. Proposed Electrical & Mechanical
8. West Elevation – Proposed Carport Room Conversion
9. South Elevation – Proposed Carport Room Conversion
10. Staff Photograph

COMMENTS:

The Brinkerhoff Residence is requesting a use permit to allow the required parking to be located in the front yard setback. The single family residence was originally built in 1974 with a two (2) car carport. The homeowner wishes to convert the carport into livable space for a family room, game room, and playroom. Currently, there is enough room in the double driveway to park two (2) cars in the front yard setback without hanging over into the right-of-way. To date, staff has received one (1) email of inquiry regarding this request. Staff recommends approval of the proposal as submitted, with conditions.

Use Permit

The Zoning and Development Code requires a use permit to park in the front yard setback in the R1-6 Single Family Residential District.

Evaluating the use permit, the proposal appears to pass the use permit tests 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. Parking in the front yard setback would take vehicles off of the street.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - There will not be any nuisance arising from the emission of odor, dust, gas, noise, vibration, and smoke as the driveway is paved and all parking is to occur on impervious surfaces.
- 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. The use permit is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area. The use permit to park in the front yard setback would allow for vehicles to be parked on private property.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use permit to park in the front yard setback is compatible with other single-family residences with carports that have been converted into living space.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval. This is a common use permit request for homes constructed during the 1950's through 1970's; these homes are typically smaller in livable space than newer constructed homes and the carport conversion is a viable option for increasing the livable area of the home.

REASONS 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.

CONDITIONS OF APPROVAL:

1. The required parking on-site shall be used for single family residential use only.
2. Parking shall take place on impervious surfaces only.
3. Obtain all necessary clearances from the Building Safety Division.
4. All vehicles parked on the premises must be actively registered and in operable condition at all times.
5. One (1) additional tree of a fifteen (15) gallon size shall be planted in the front yard to help screen parking in the front yard setback.
6. The carport enclosure shall be compatible with the main residence in color, form, texture, and material.
7. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing set to re-evaluate the appropriateness of the use permit.

HISTORY & FACTS:

1974 Construction year of a single family home.

DESCRIPTION:

Owner – Timothy Brinkerhoff
Applicant – Lawrence Roos
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 6,661 s.f. / .153 acres

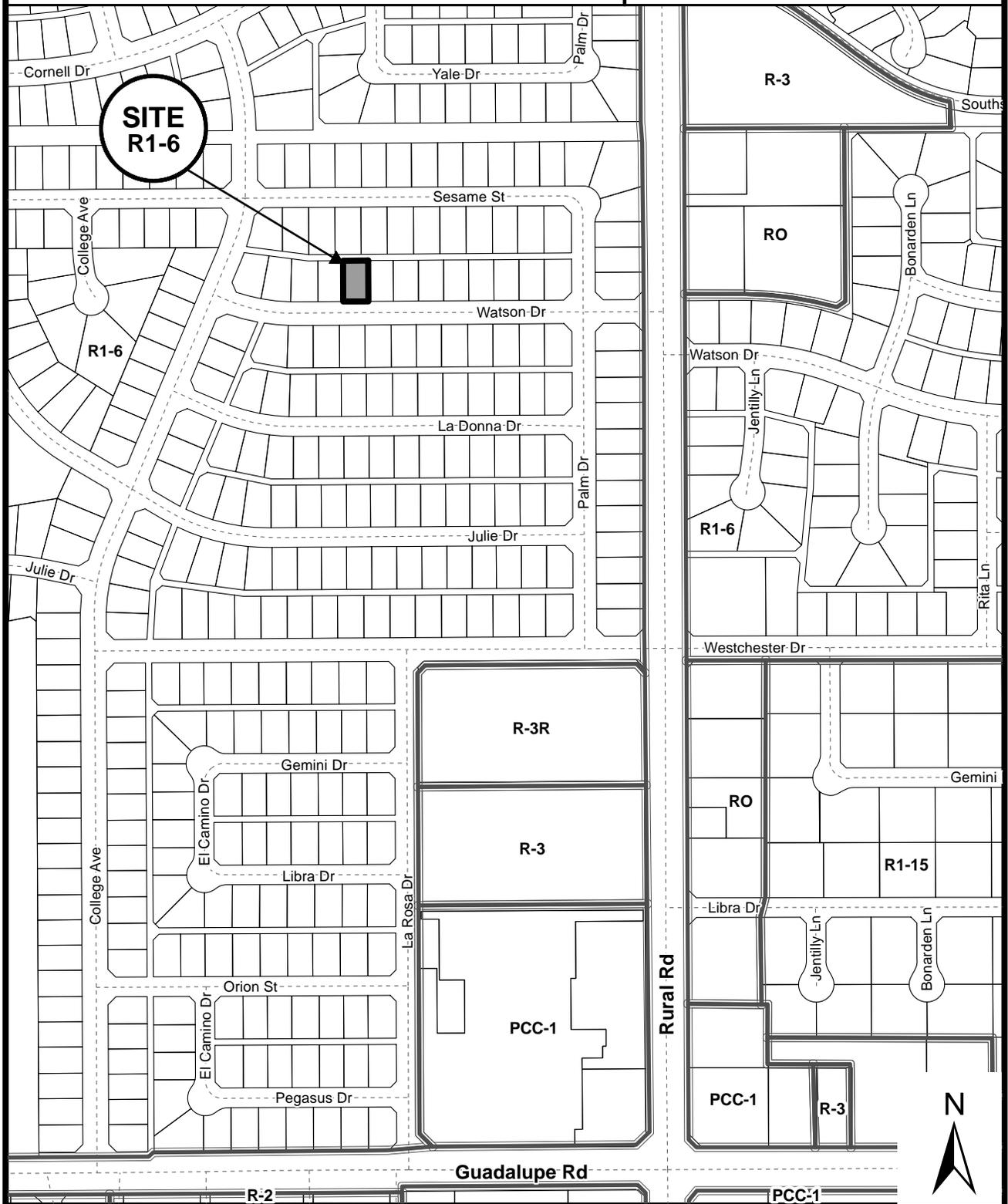
ZONING AND DEVELOPMENT

CODE REFERENCE:

Part 4, Chapter 5, Section 4-502 – Motor Vehicle Access and Circulation Standards
Part 4, Chapter 6, Section 4-602 – General Parking Standards
Part 6, Chapter 3, Section 6-308 – Use Permit

BRINKERHOFF RESIDENCE

PL090407



Location Map



BRINKERHOFF RESIDENCE (PL090407)

October 19, 2009

To: Tempe Development Services Department
31 E. 5th Street
Tempe, Az 85281

Subject: Use and Building Permit

To Whom It May Concern:

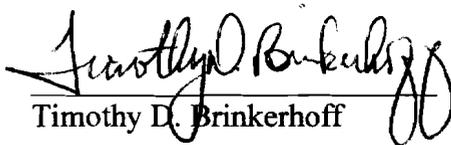
My name is Timothy D. Brinkerhoff. My family and I have called 502 E. Watson Drive, Tempe, Az 85283, our home since March 29, 1988, Legal description: University Royal Unit 2 Lot 500, Parcel 301-81-158.

I am applying for a Use and Building Permit to convert my two-car carport into a living area. Due to the current size and layout of our home we are a little cramped and are in need of more living space. By granting this permit it will allow our family to use the extra living space as a family room, game room and playroom and sometimes for extra sleeping room when our grandkids and family come to visit us. This room will be especially useful during the summer months when the weather is too hot to play outside.

The enclosure of the carport will not compromise the parking space in our driveway.

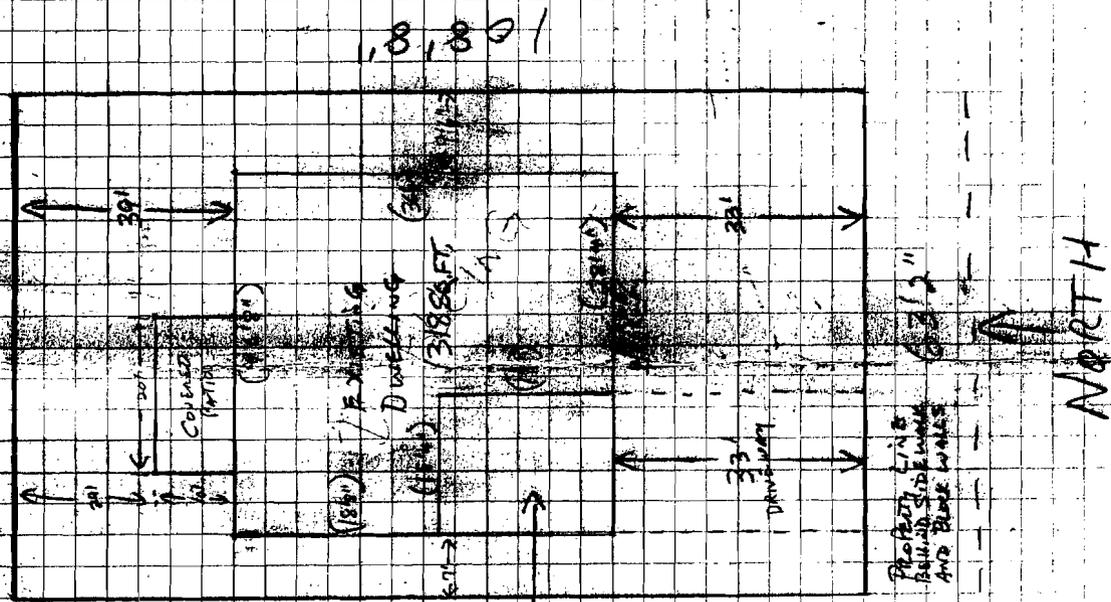
Thank you for your consideration in my request for the Use and Building Permit.

Respectfully,


Timothy D. Brinkerhoff

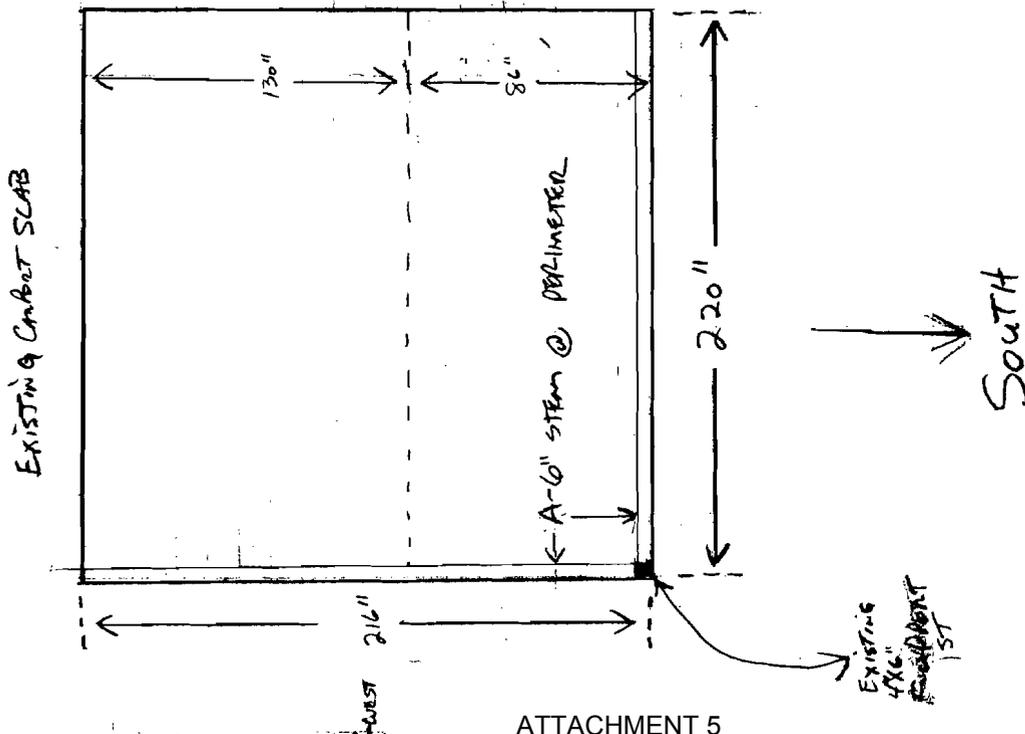
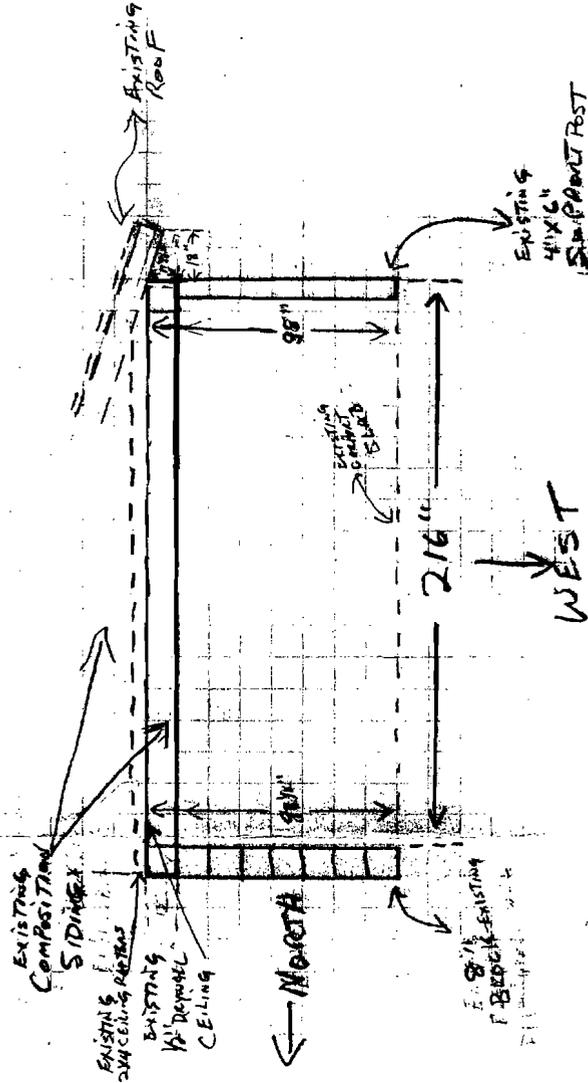
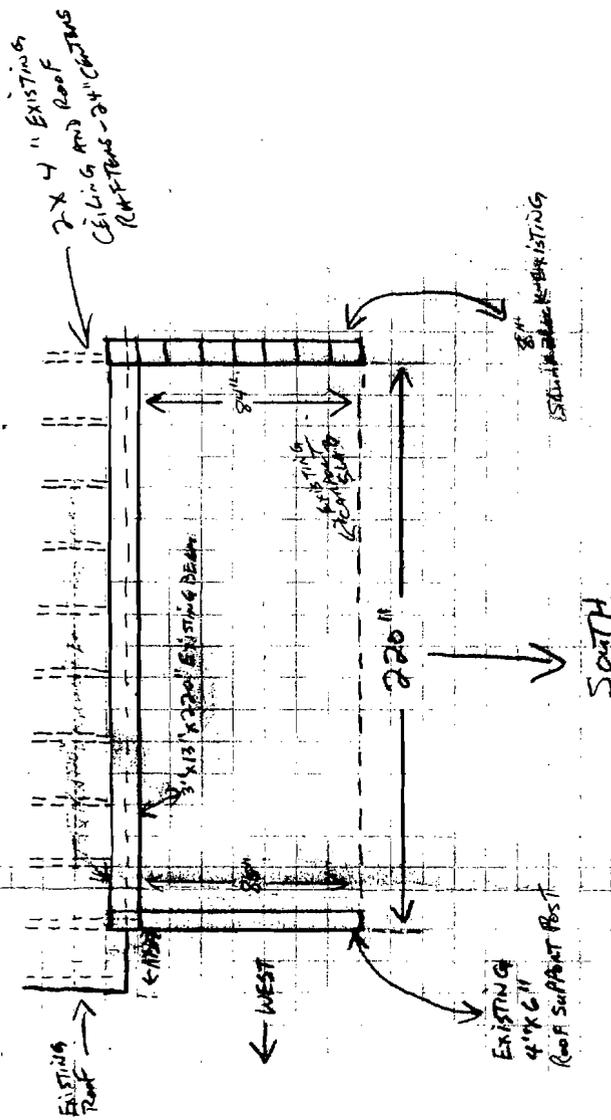
TIMOTHY BRINKERHOFF (OWNER)
 502 E. WATSON DRIVE
 TEMPE AZ 85283
 PHONE 480-588-8223 HR
 480-466-1516 HR
 ASSESSOR: 301-81-158
 LEGAL: LOT 500 UNIVERSITY POINT UNIT TWO

SITE PLAN



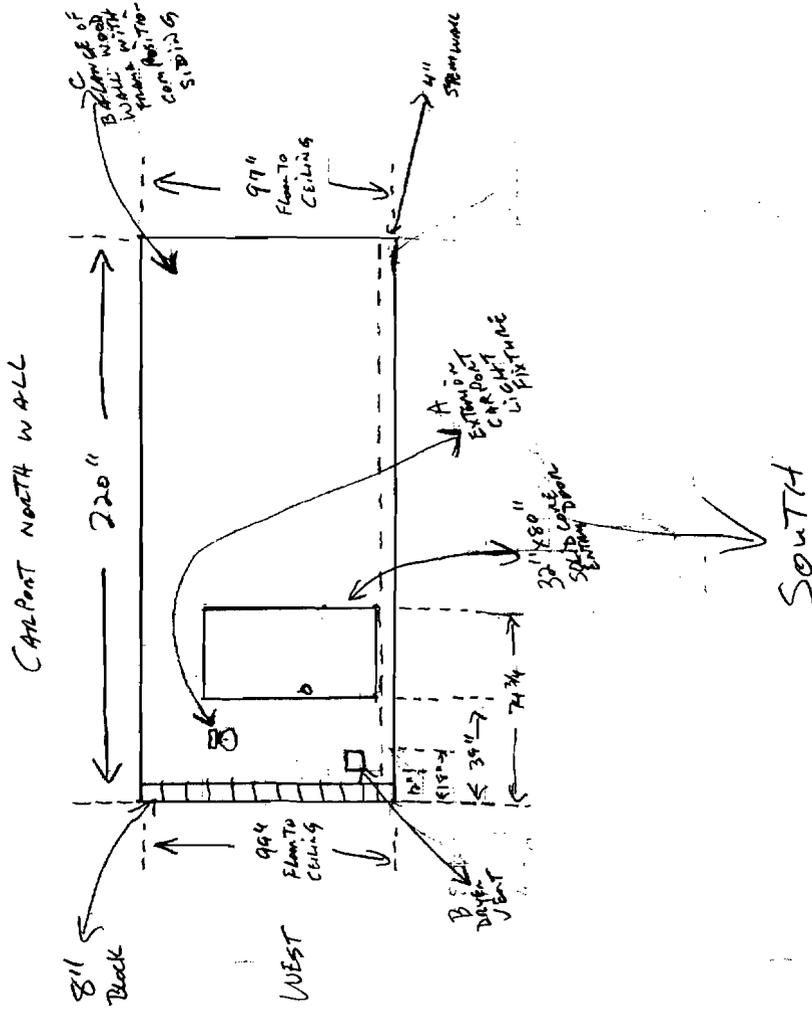
PROPOSED GARAGE WITH ENCLOSURE FOR LIVABLE AREA
 EXISTING DRIVEWAY
 EXISTING DECK AND PATIO

CURRENT EXISTING CARPORT

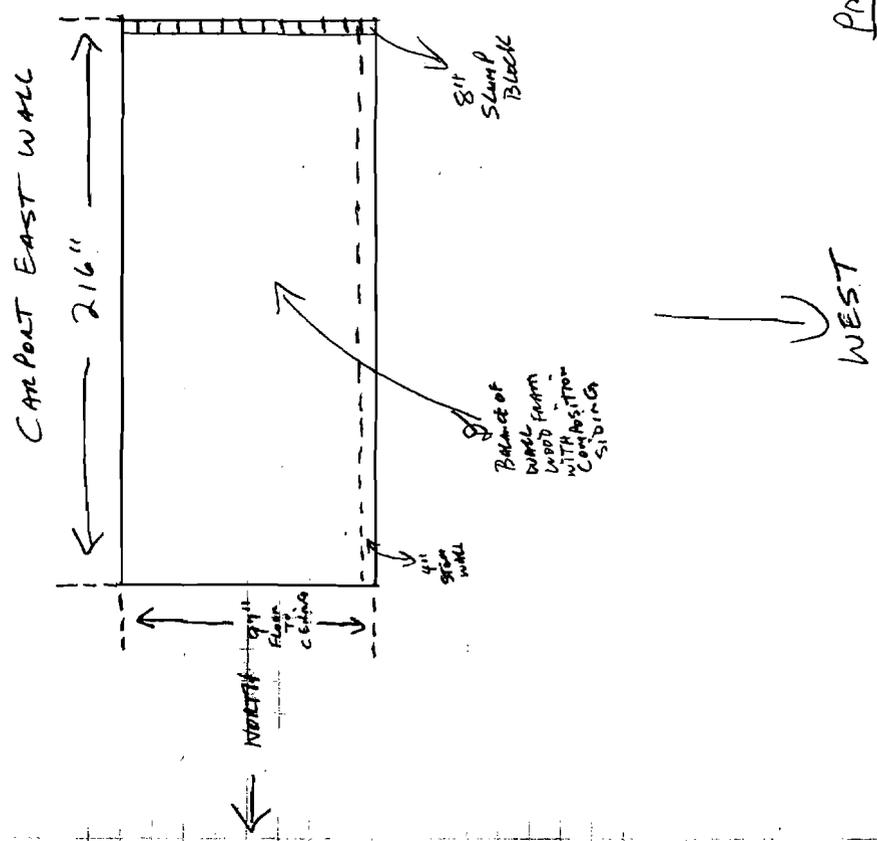


- PROPOSED
- A - 6" STEM AT PERIMETER
 - B - RESEAL EXISTING PERIMETER OR REMOVE 4x6 SUPPORT POST ON N.E. @ 6" STEM AT PERIMETER

CURRENT EXISTING CARPORT INTERIOR WALLS



- PROPOSED CHANGES
- A - RELOCATE EXISTING LIGHT TO WEST WALL
 - B - RELOCATE DRINK VENT FROM WEST 8" BLOCK WALL
 - C - OPTION - LEAVE SIDING AS IS OR REMOVE AND INSTALL 1/2" DRYWALL



- PROPOSED CHANGES
- D - OPTION - LEAVE SIDING AS IS OR REMOVE AND INSTALL 1/2" DRYWALL

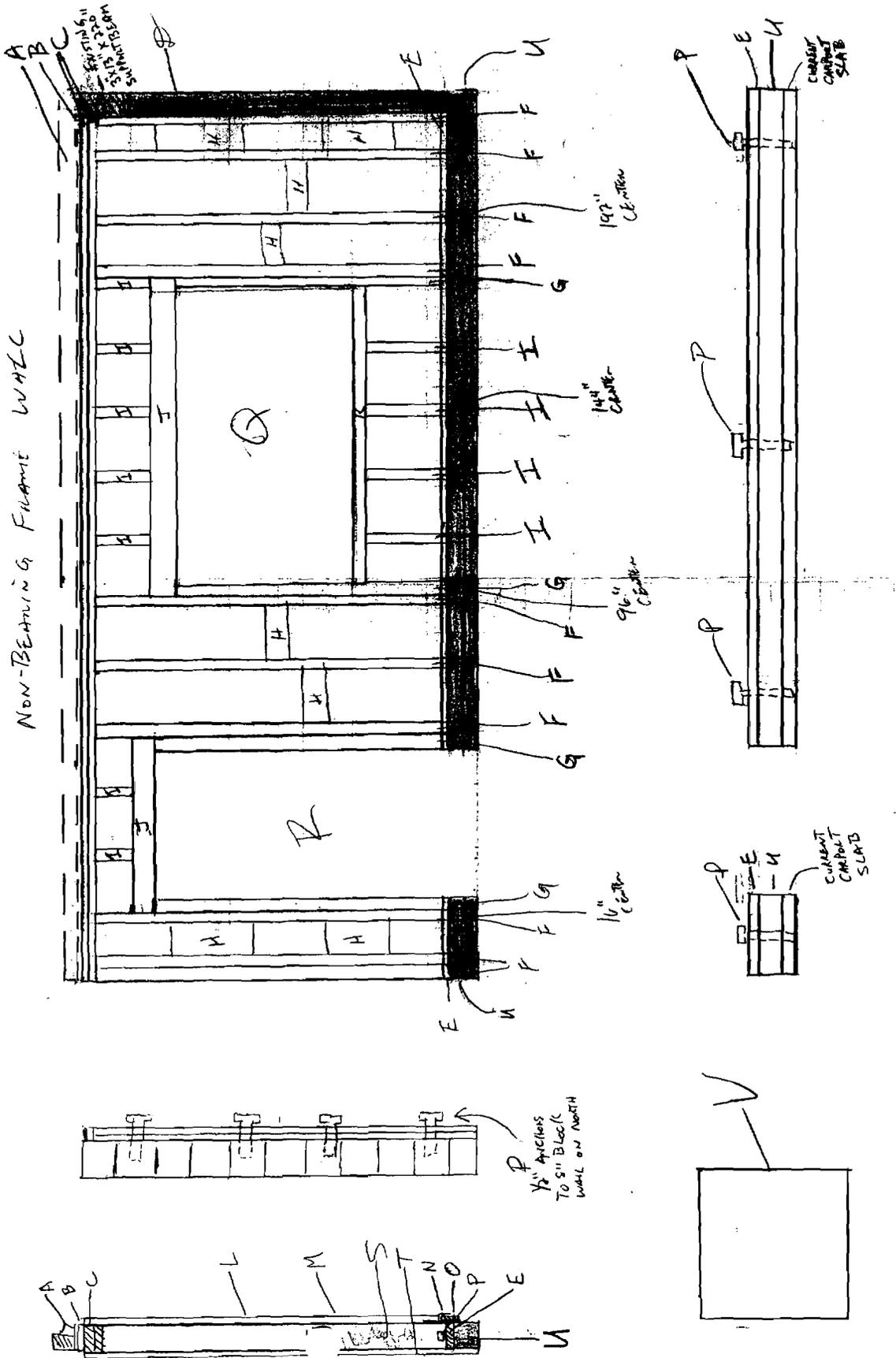
PROPOSED CARPENT ROOM CONVENTION

WEST

NON-BEARING FILAMITE WALL

- A - Existing Ceiling
- 2"x4" RAFTER Y 1/2" DRYWALL
- B - Shim Space
- C - 2"x4" TO 2"x6" STUDS
- D - 1/2" ANCHORS TO 8" BLOCK WITH WOOD BRIDGE AND SECURITY DOOR STEEL ANCHORS INTO SLAB
- E - 2"x4" X 8' INSULATED WINDOW
- F - 2"x4" X 8' PRESURE TREATED DOOR AND WINDOW STUDS
- G - 2"x4" 15" x 8" WINDOW AND DOOR THRESHOLS
- H - 2"x4" X 16" 1/4" BRACKETS
- I - 2"x4" X 8' 1/2" 1/4" BRACKETS
- J - 2"x4" X 8' 1/2" 1/4" BRACKETS
- K - 2"x4" X 8' 1/2" 1/4" BRACKETS
- L - SIDE VIEW OF EXTENSION WALL
- M - 1/2" MASONRY SIDING
- N - FLASHING
- O - 2"x4" X 216" PRESSURE TREATED BRIDGE WOOD TRIM
- P - ANCHORS
- Q - 4' x 1' INSULATED WINDOW
- R - 36" x 80" INSULATED EXTENSION WALL AND SECURITY DOOR
- S - INSULATION R13 TO MAX
- T - 1/2" DRY WALL
- U - 6" STEM AT PERIMETER
- V - 3' x 3' EXTERIOR LANDING AT DOOR

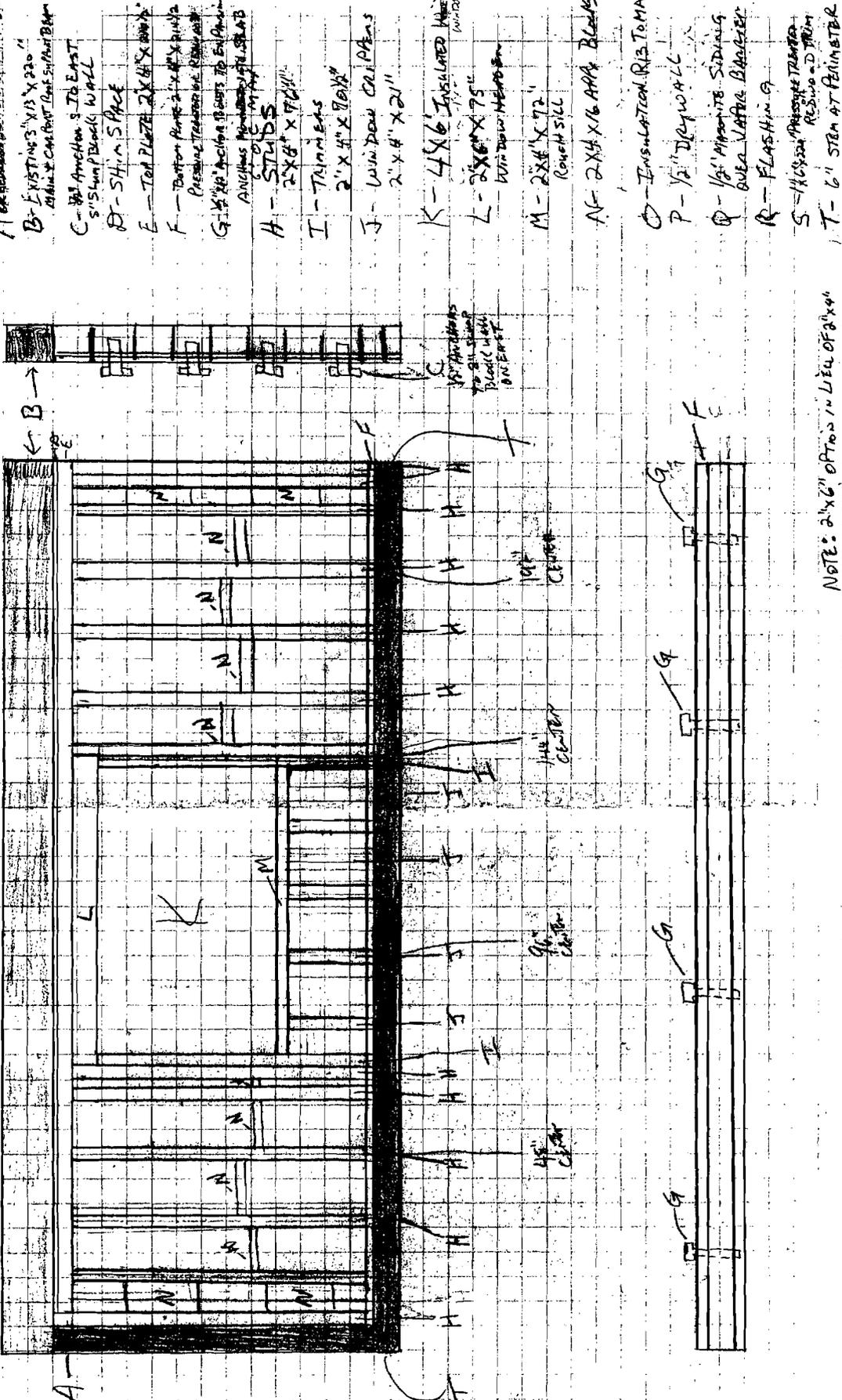
NOTE: 2"x6" OPTION INSTEAD OF 2"x4"



PROPOSED CARPORT ROOM CONVERSION

SOUTH

NON-BEARING FRAME WALL



- A - 4x6" X TYPICAL PRESSURE TREATED TOP PLATE
- B - EXISTING 2x4 X 20"
- C - 3/4" ANCHOR S IN EXIST. 5" SHIM BACK WALL
- D - SHIM SPACE
- E - TOP PLATE 2x6 X 20"
- F - BOTTOM PLATE 2x4 X 20"
- G - 2x4" SPECIES TO END OF ANCHOR S
- H - STUDS 2x4" X 20"
- I - TRIMMERS 2x4" X 20"
- J - WINDOW CASINGS 2x4" X 20"
- K - 4x6" INSULATED WINDOW
- L - 2x6" X 75"
- M - 2x4" X 72" ROUGH SILL
- N - 2x4 X 6 APA BRACKETS
- O - INSULATION R13 TO MA
- P - 1/2" DRYWALL
- Q - 1/2" APPOSITE SIDING OVER WATER BARRIER
- R - FLASHING G
- S - 1/2" ANCHOR S IN EXIST. 5" SHIM BACK WALL
- T - 6" SIB AT PERIMETER

NOTE: 2x6" OPTED IN LIEU OF 3x4"



BRINKERHOFF RESIDENCE

502 EAST WATSON DRIVE

PL090407

FRONT OF RESIDENCE

