

Staff Summary Report



Hearing Officer Hearing Date: September 7, 2010

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by the **FARMER REYNOLDS RESIDENCE** located at 2612 East Geneva Drive for one (1) use permit standard.

DOCUMENT NAME: 20100907cdsl02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **FARMER REYNOLDS RESIDENCE (PL100243)** (Faye Farmer, applicant/property owner) located at 2612 East Geneva Drive in the R1-6, Single Family Residential District for:

ZUP10086 Use permit standard to reduce the front yard setback by 20% from 20 ft to 16 ft for a portion of a garage enclosure (the onsite driveway length will remain 20 ft minimum).

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

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

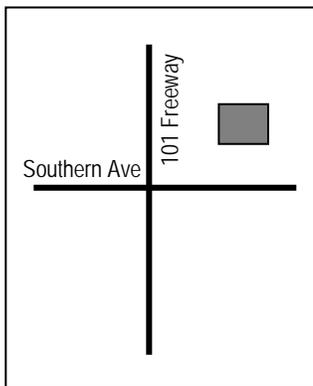
LEGAL REVIEW BY: N/A

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

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The applicant is seeking a use permit standard to reduce the front yard setback by 20% from twenty (20) feet to sixteen (16) feet for a portion of the garage. The encroachment into the setback is for a portion of double garage expansion. A 3' x 3' area, at the southeast corner of the garage, will be located within the 20' building setback. Staff is in support of the use permit request with the finding that it meets the Zoning and Development Code 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. Floor Plan
6. Building Elevation
7. Staff Photograph(s)

COMMENTS:

The Farmer/Reynolds Residence is seeking a use permit to facilitate a future home improvement. The use permit is for a reduction of the front yard setback by 20% from twenty (20) feet to sixteen (16) feet. The proposed structure is a double car garage expansion attached to the main residence. A portion of the garage will encroach into the setback. The shape of the lot allows for the required twenty (20) foot on site driveway to be maintained. The garage design complements the existing structure in color, form and material. To date, no public input has been received.

Use Permit

The Zoning and Development Code requires the setbacks for structures, in the R1-6 Single Family Residence District, to be located twenty (20) feet from the front property line. A use permit standard may be used to reduce the setback by 20% to sixteen (16) feet.

Evaluating the use permits, 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;

Will not create a nuisance from emission of 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 development 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.

e) Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public;

Not applicable to this residential request.

Conclusion

Staff recommends approval of the use permits.

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 from the Building Safety Division.
 2. Building addition to match existing residence in color, form and material.

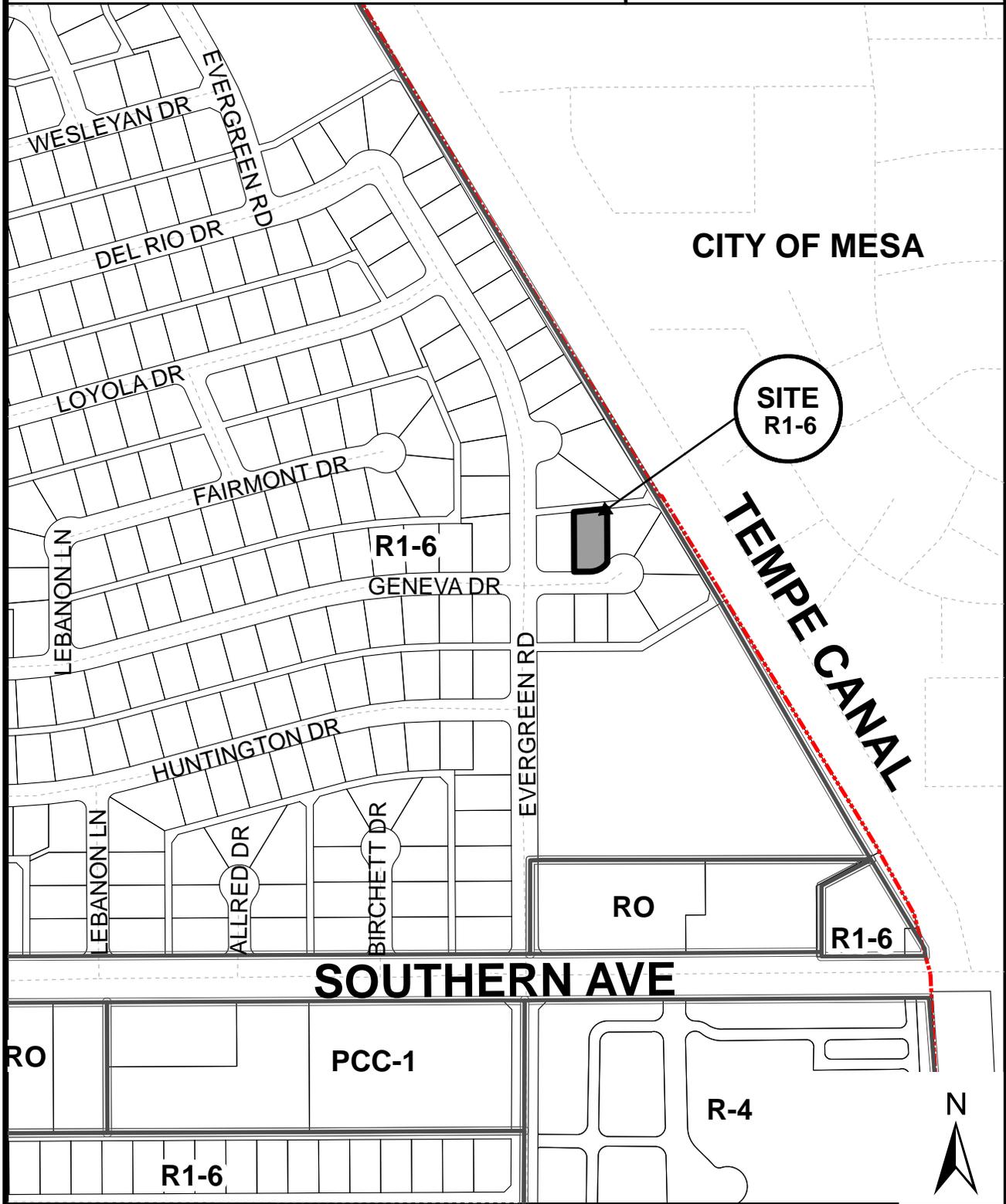
HISTORY & FACTS: None pertinent to this case.

DESCRIPTION: Owner – Faye Farmer
Applicant – Faye Farmer
Existing Zoning – R1-6, Single Family Residential District
Lot area- 10200 sf
Existing Building Area- 2738 sf.
Proposed addition- 395 sf

ZONING AND DEVELOPMENT: Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 – Use Permit

FARMER REYNOLDS RESIDENCE

PL100243



Location Map



FARMER REYNOLDS RESIDENCE (PL100243)

Farmer / Reynolds Garage Addition

2612 E Geneva Dr.
Tempe, AZ 85282

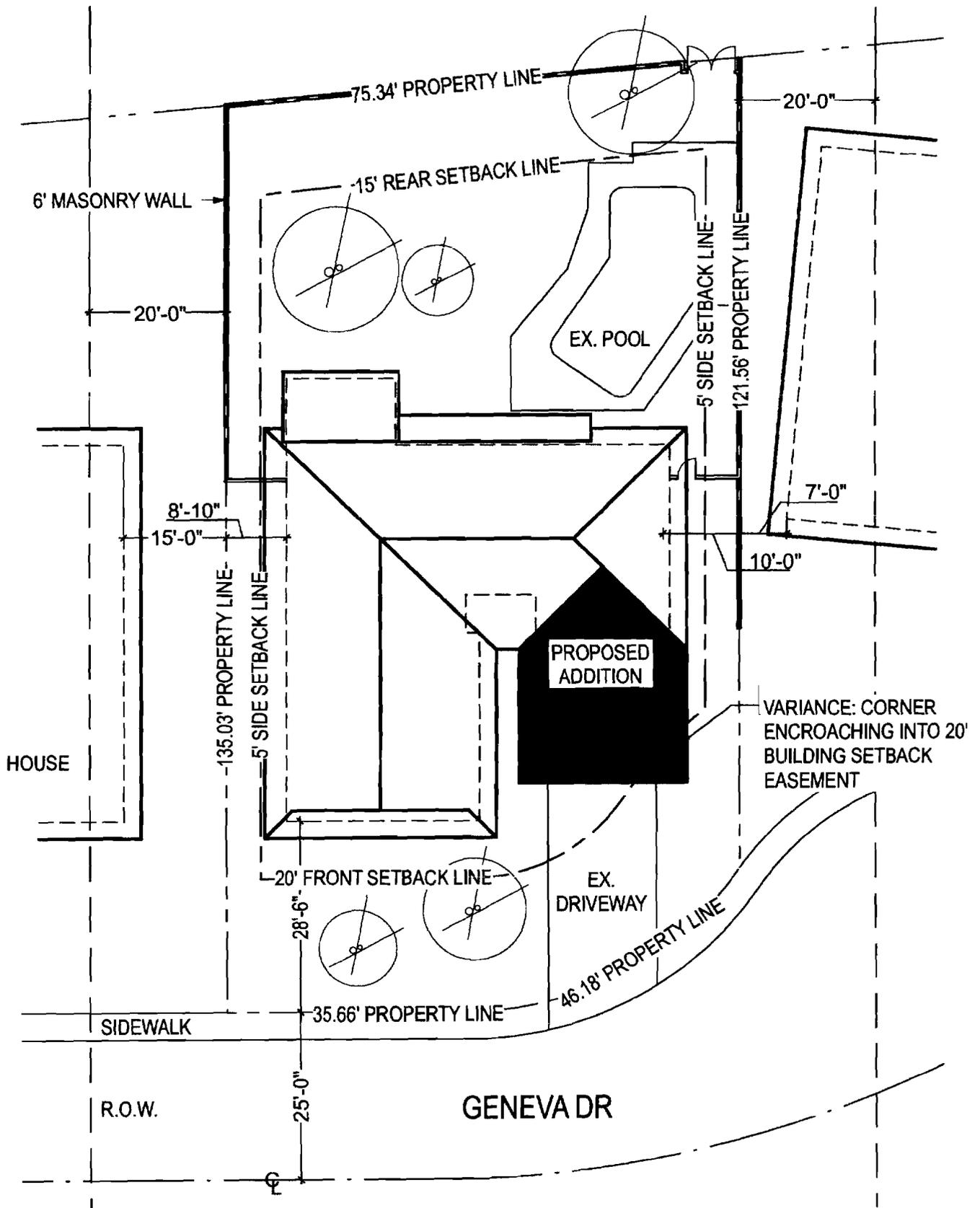
Use Permit Letter of Explanation

The purpose of this use permit application is to request permission that a garage addition be allowed to extend slightly beyond the front building setback line, so as to allow proper vehicle clearance without compromising the existing masonry structure. The proposed design will not in any way affect vehicular or pedestrian traffic in adjacent areas; it will not cause any nuisance exceeding that of ambient conditions; it will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City; it will be entirely compatible with existing surrounding structures - it will match very closely the remodels and additions that have been executed numerous times throughout the neighborhood; and it will in no way result in any disruptive behavior which could create a nuisance to the surrounding area or general public.

Respectfully submitted,



Faye Farmer / ~~John Reynolds~~



SITE DATA

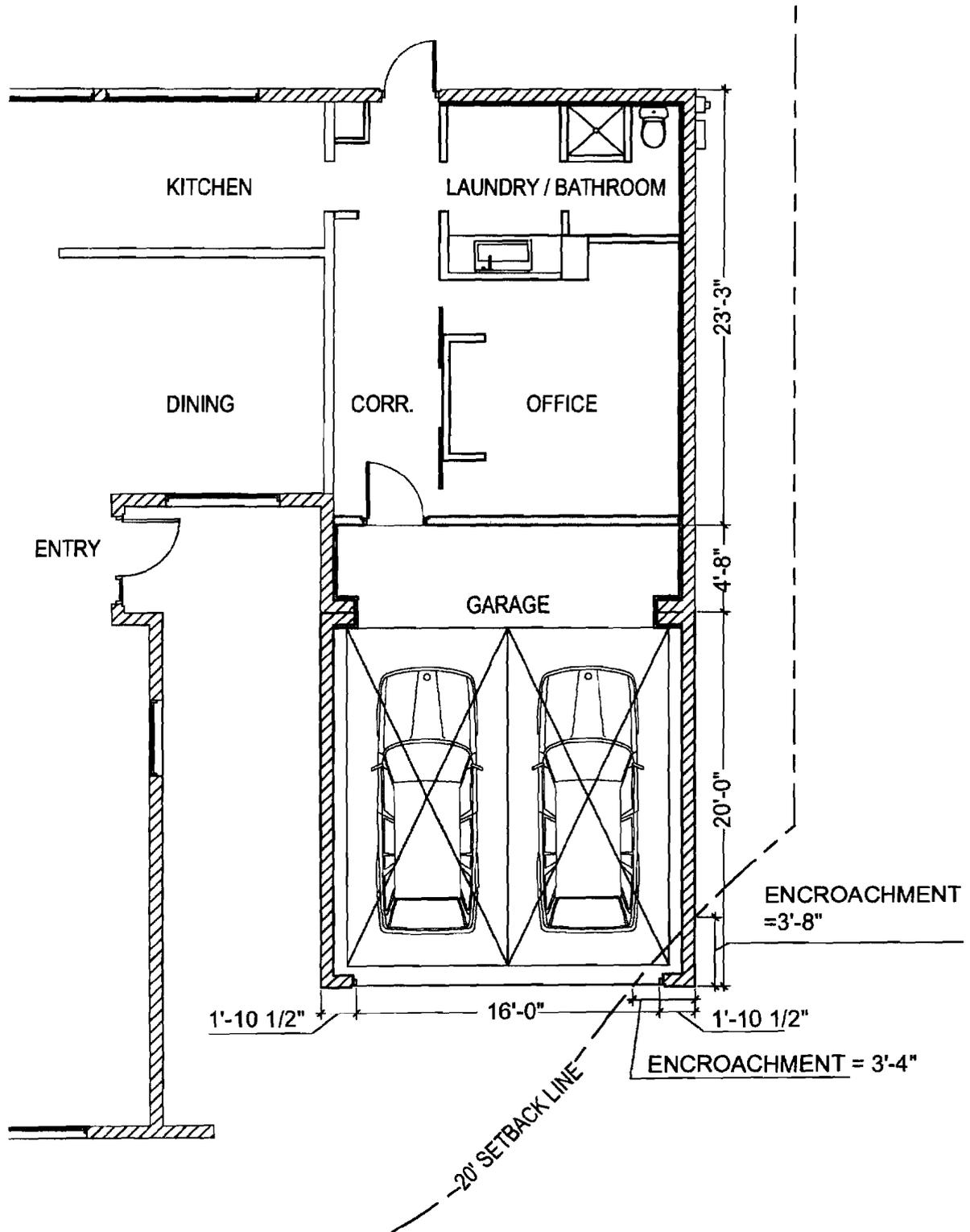
ZONING: R1-6
 LOT AREA: 10,200 SF
 EX. HOUSE AREA: 2738 SF
 PROPOSED ADDITION: 395 SF

STREET R/W: 25'
 ALLEY WIDTH: 20'
 SETBACKS: F=20'
 R=15'
 S=5'

SITE PLAN

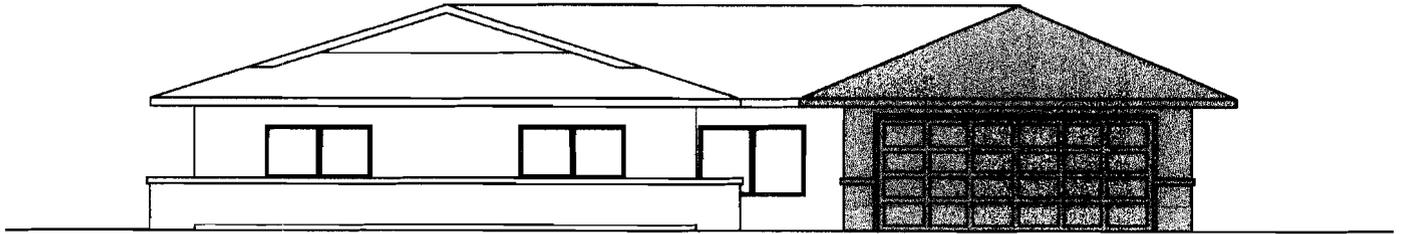
SCALE: 1" = 20'



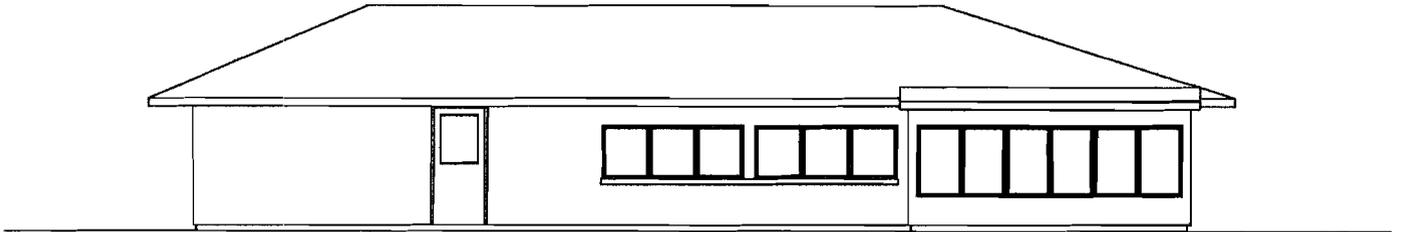


FLOOR PLAN
 SCALE: 1/8" = 1'-0"

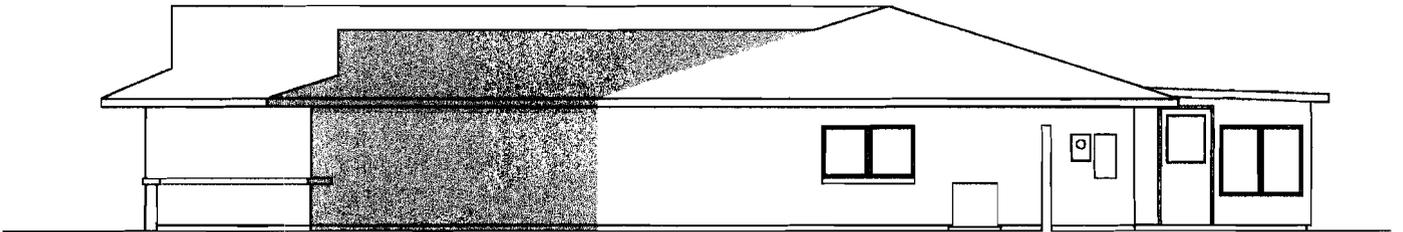




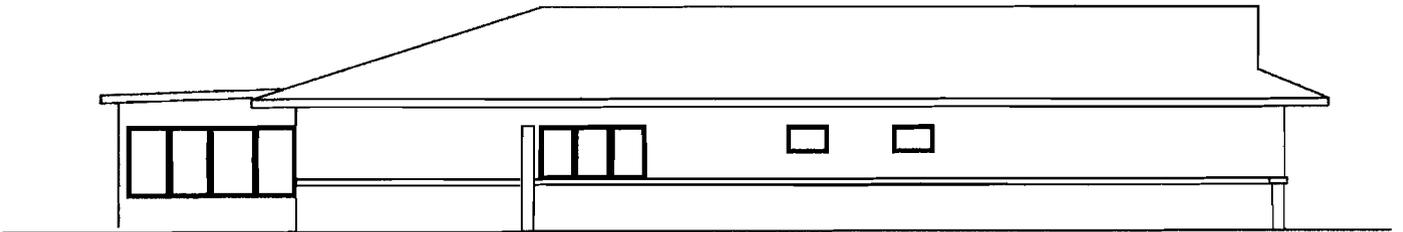
SOUTH ELEVATION



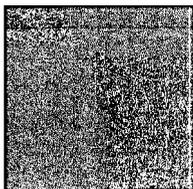
NORTH ELEVATION



EAST ELEVATION



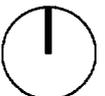
WEST ELEVATION



INDICATES BUILDING ADDITION

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"





FARMER REYNOLDS RESIDENCE

2612 EAST GENEVA DRIVE

PL100243

FRONT OF RESIDENCE

