

Staff Summary Report



Hearing Officer Hearing Date: September 21, 2010

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by the **KIMBALL SAR RESIDENCE** located at 8525 South Terrace for one (1) use permit standard.

DOCUMENT NAME: 20100921cdsl01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **KIMBALL SAR RESIDENCE (PL100263)** (Megan Kimball & Chris Sar, applicants/property owners) located at 8525 South Terrace Road in the AG, Agricultural District for:

ZUP10093 Use permit standard to reduce the front yard setback by twenty percent (20%) from 40 feet to 32 feet for a home addition.

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

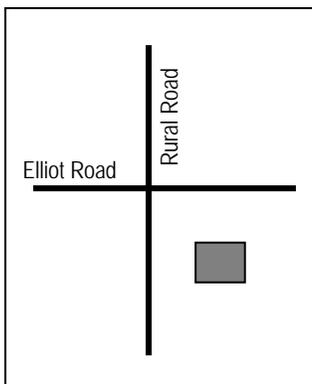
DEPARTMENT REVIEW BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

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 forty (40) feet to thirty (32) feet for home additions. The encroachment into the setback is for a remodel to the existing residence. 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. Overall perspective
5. Site Plan
6. West Elevation
7. South Elevation
8. East Elevation
9. North Elevation
10. Samples
11. Site Plan
12. Demo Floor Plan
13. Floor Plan
14. Elevation
15. Elevation
16. Staff Photograph(s)

COMMENTS:

The Kimball Sar 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 forty (40) feet to thirty two (32) feet. The proposed expansion is for a remodel to the main residence which places the overall structure closer to the street. The expansion 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 allows through a use permit standard a reduction of a required setback by 20%; in this case the front yard setback from forty (40) feet to thirty two (32) feet for a home addition in the AG- Agricultural zoning district.

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 – Megan Kimball & Chris Sar
Applicant – Megan Kimball & Chris Sar
Existing Zoning – AG, Agricultural District

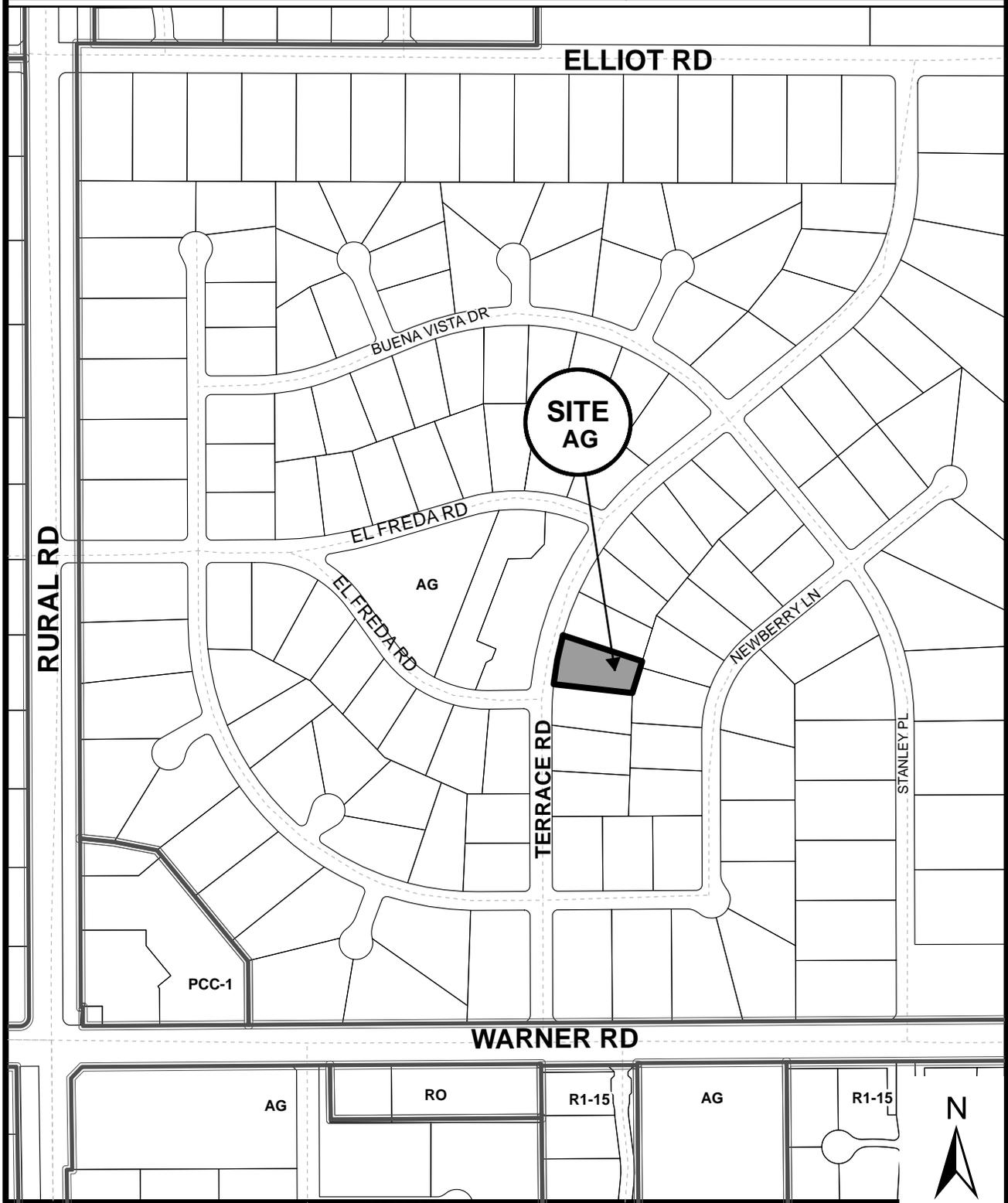
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 – Use Permit

KIMBALL SAR RESIDENCE

PL100263



Location Map



KIMBALL SAR RESIDENCE (PL100263)

August 23, 2010

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280-5002

Letter of Explanation

To Whom It May Concern:

Our proposed residential remodel in Buena Vista Ranchos in Tempe, Arizona seeks to update and add value to the home located on Lot 61. The existing home is located at 8525 S. Terrace Road, and is an existing 2800 s.f. We seek to add small additions in the only locations on the site that will allow expansion – the front.

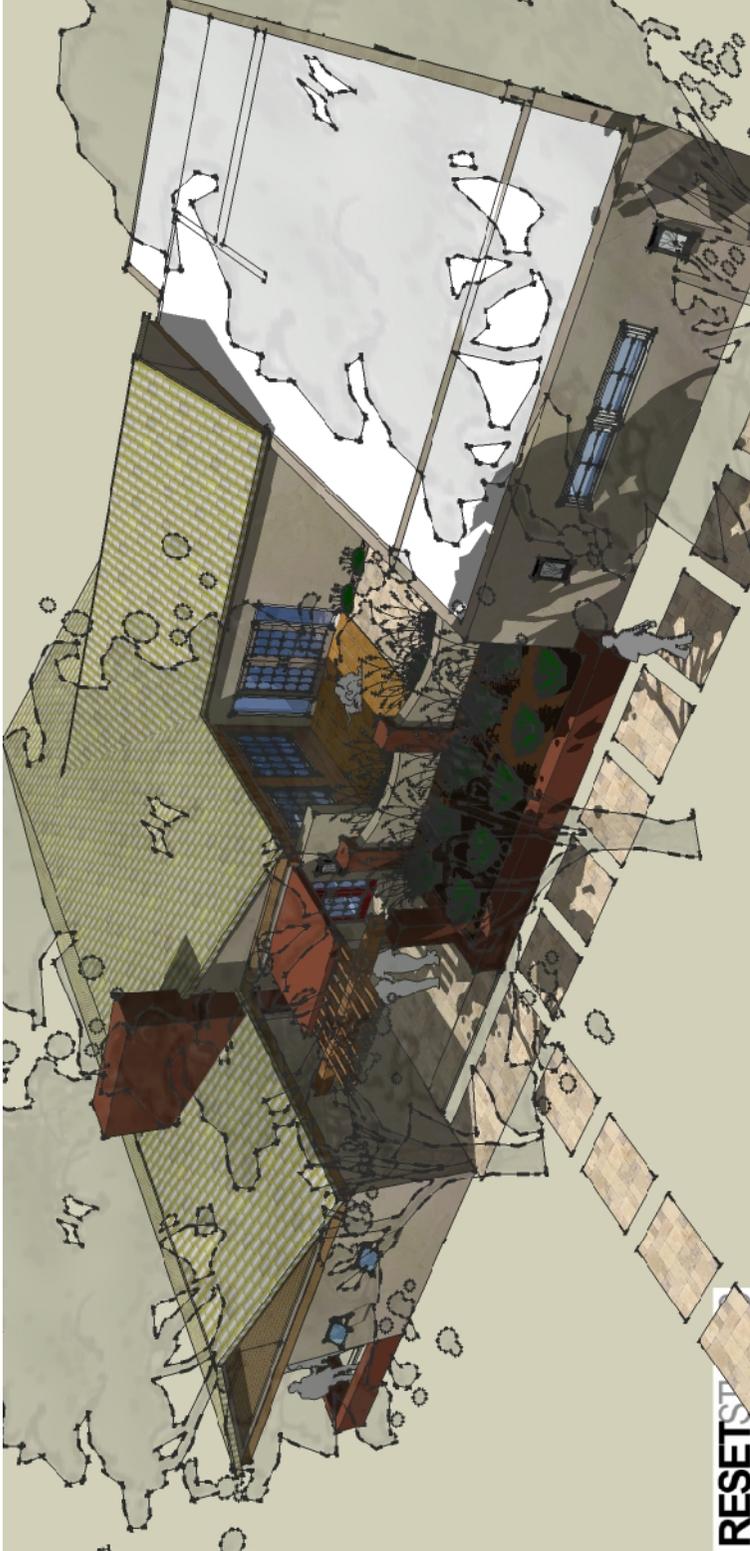
There are existing limiting factors in the back of the structure (the pool and the septic system), and building in the side setback seems more obtrusive than the solution presented here. Adding square footage to the front of the house is intended to solve not only the space issues of the house, but also provide an opportunity to present a better street presence for the currently outdated house.

There have been a number of remodels to the neighbors' homes, and this project intends to build on the established character of the equestrian-themed development. While we are requesting that the front setback be changed to 32'0", the intention of these additions is to adhere to the visual intent of the 40'0" to the street. There are significant examples of homes in this neighborhood being closer to the street than what we are requesting, which shows that with this request, we are adhering to the existing context of the neighborhood.

Sincerely,



Chris Sar and Megan Kimball
2319 E. Balboa Drive
Tempe, AZ 85282



kimball / sar residence
tempe, arizona

request for variance

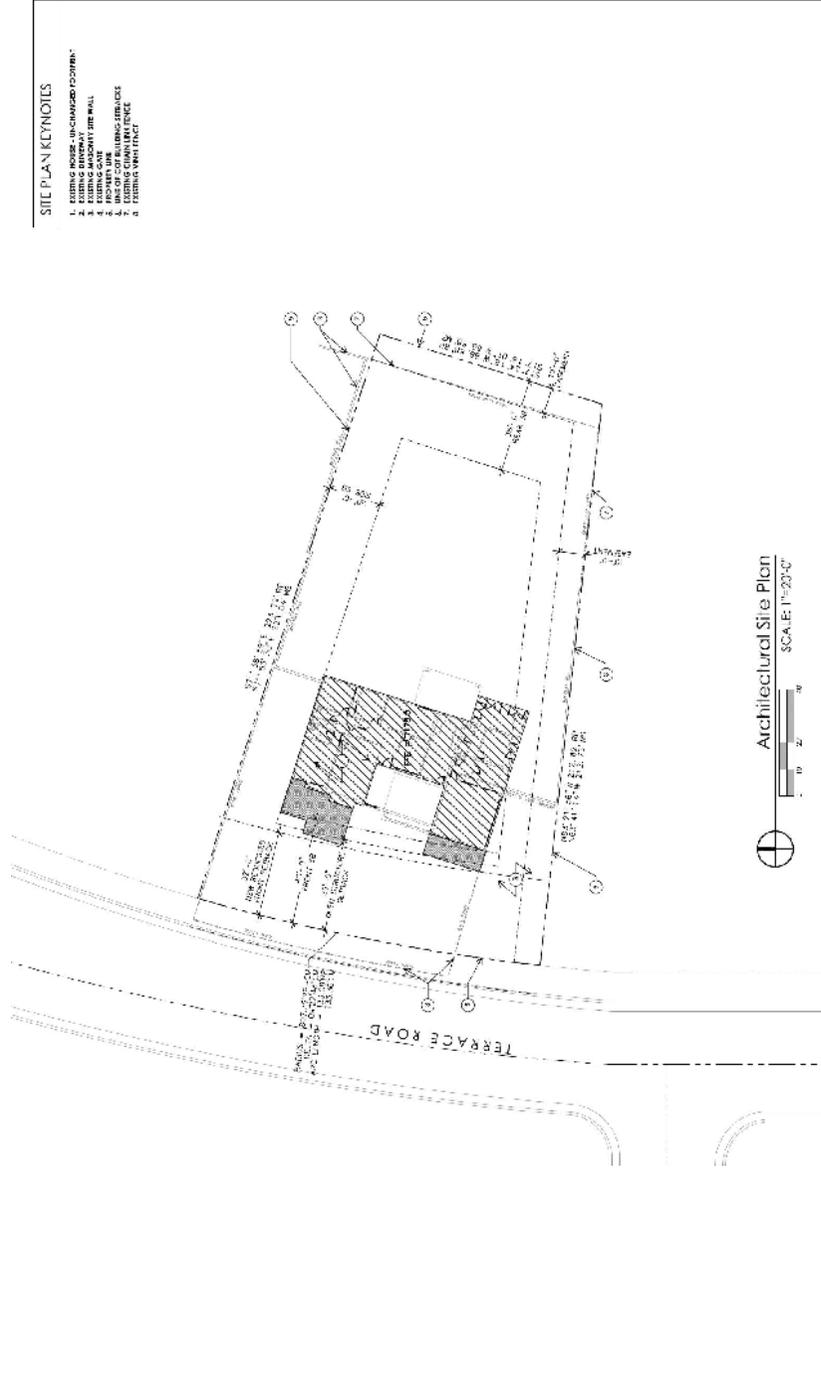
August 21, 2010

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phoenix, arizona 85013



This residential remodel in the Buena Vista Ranches in Tempe, Arizona seeks to update and add value to the home located on Lot 61. The existing home is located at 8525 South Terrace Road, and is an existing 2800 s.f. The new owners seek to add small additions in the only locations on the site that will allow expansion - the front. There are existing limiting factors in the back of the structure (the pool and septic system), and building in the side setbacks seems more obtrusive than the solution presented here. Adding square footage to the front of the house is intended to solve not only the space issues of the house, but also provide an opportunity to present a better street presence for the currently outdated house. There have been a number of remodels to the neighbors' homes, and this project intends to build on the established character of the equestrian-themed development. While we are requesting that the front setback be changed to 32'-0", the intention of these additions is to adhere to the visual intent of the 40'-0" to the street.

There are significant examples of homes in this development being closer to the street than what we are requesting, and we have identified a few of these examples here as a means to show that with this request, we are adhering to the existing context of the neighborhood.



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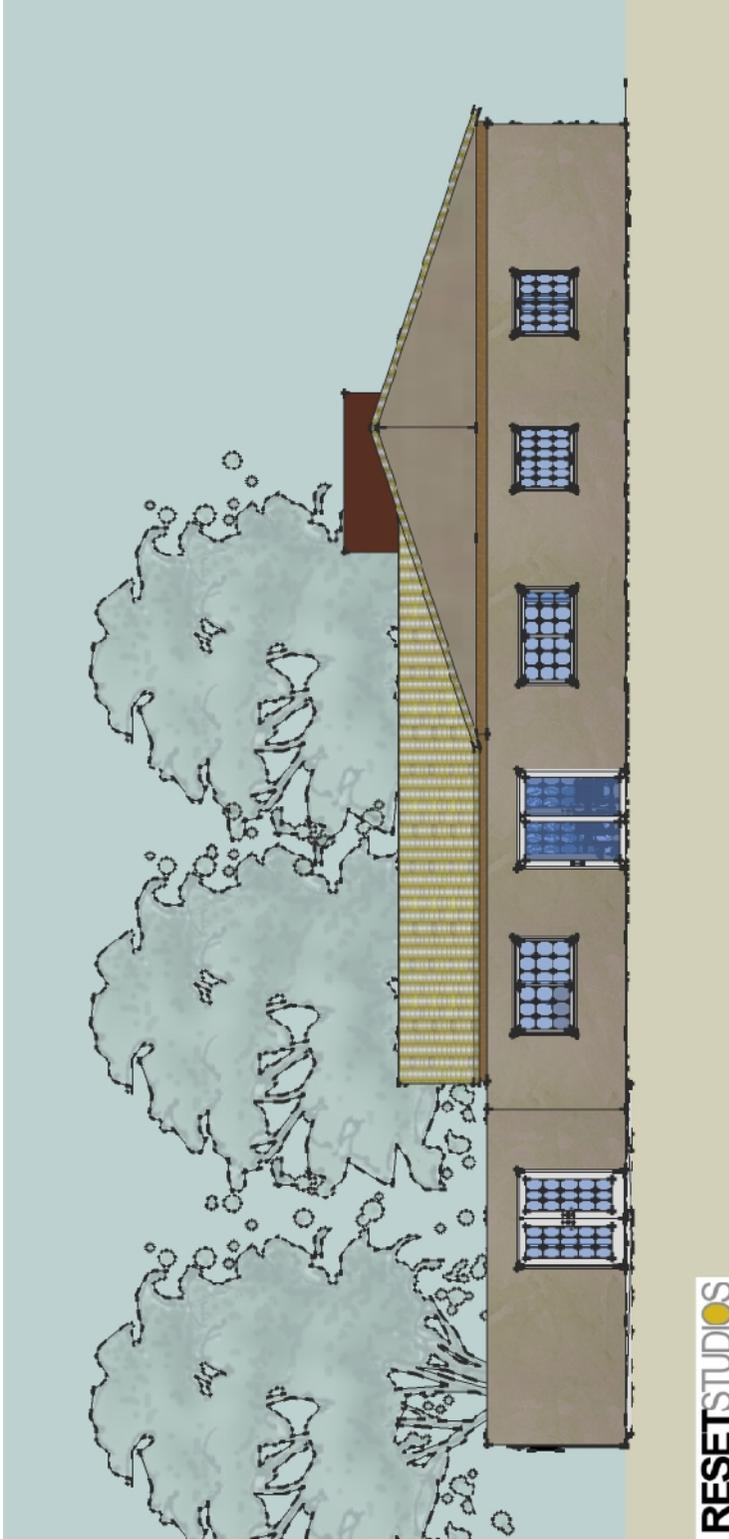
RESETSTUDIOS

new west elevation

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new south elevation



new east elevation

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new north elevation

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NEW ASPHALT SHINGLE

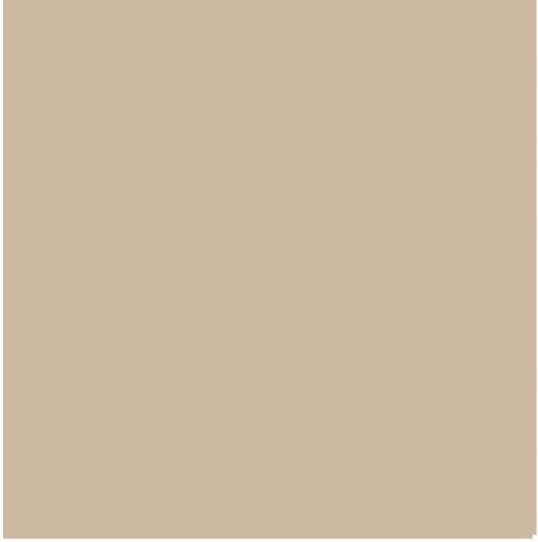
Certainteed Landmark or equal – dimensional
“Heather blend”

PRELIMINARY PAINT SELECTIONS

Dunn Edwards or Equal



Wooded Acre (DE 6130)



Rustic Taupe (DE 6129)

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RESET STUDIOS, LLC
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 WWW.RESETSTUDIOS.COM



UNLICENSED REVIEW
 NOT FOR CONSTRUCTION

KIMBALL / SAR REMODEL
 RESIDENTIAL REMODEL #1

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2011	ISSUED FOR PERMITS
2	08/11/2011	ISSUED FOR PERMITS
3	08/11/2011	ISSUED FOR PERMITS
4	08/11/2011	ISSUED FOR PERMITS
5	08/11/2011	ISSUED FOR PERMITS
6	08/11/2011	ISSUED FOR PERMITS
7	08/11/2011	ISSUED FOR PERMITS
8	08/11/2011	ISSUED FOR PERMITS
9	08/11/2011	ISSUED FOR PERMITS
10	08/11/2011	ISSUED FOR PERMITS

DEMO FLOOR PLAN
D.1

GENERAL DEMO NOTES

1. All demolitions shall be carried out in accordance with the applicable codes and regulations. All debris shall be removed from the job site.
2. All existing materials shall be removed and disposed of in accordance with applicable codes and regulations.
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10. All existing materials shall be removed and disposed of in accordance with applicable codes and regulations.

DEMO KEYNOTES

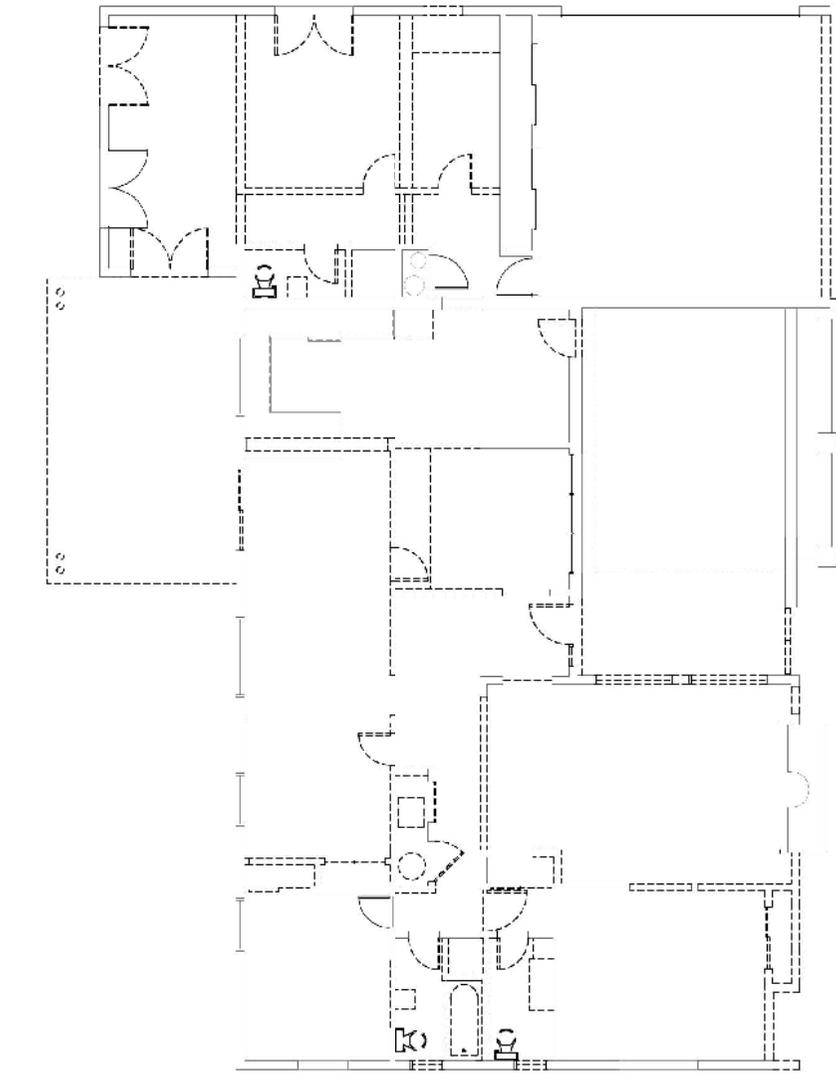
1. DEMO - EXISTING WALLS TO BE REMOVED
2. DEMO - EXISTING WALLS TO BE REMOVED
3. DEMO - EXISTING WALLS TO BE REMOVED
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9. DEMO - EXISTING WALLS TO BE REMOVED
10. DEMO - EXISTING WALLS TO BE REMOVED

DEMO LEGEND

- Existing walls to be removed
- Existing walls to be retained
- Existing doors to be removed
- Existing doors to be retained

PROJECT DATA

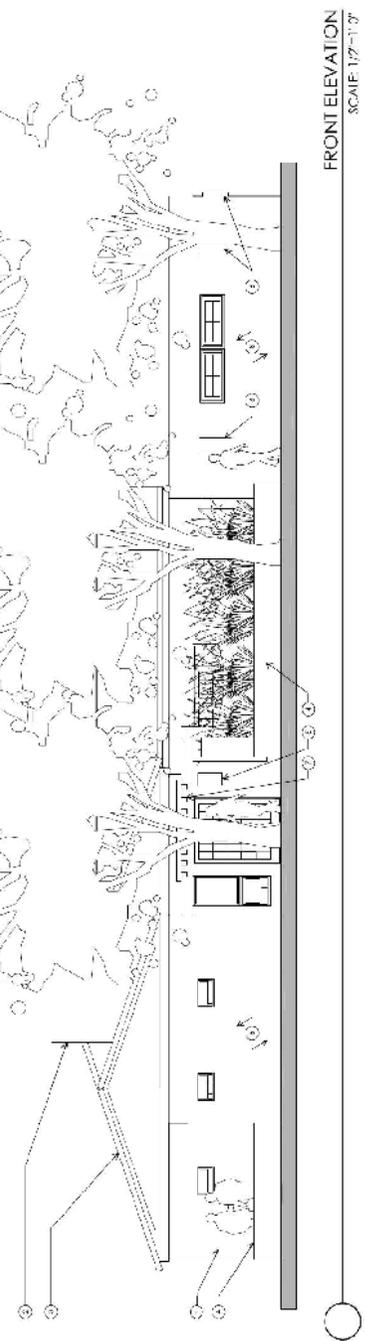
ADDRESS: 407 WEST OSBORN, SUITE 200, PHOENIX, AZ 85013
 CONTRACTOR: AG
 ARCHITECT: AG
 DATE: 08/11/2011



DEMO FLOOR PLAN
 SCALE: 1/4"=1'-0"

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 phoenix, arizona 85013

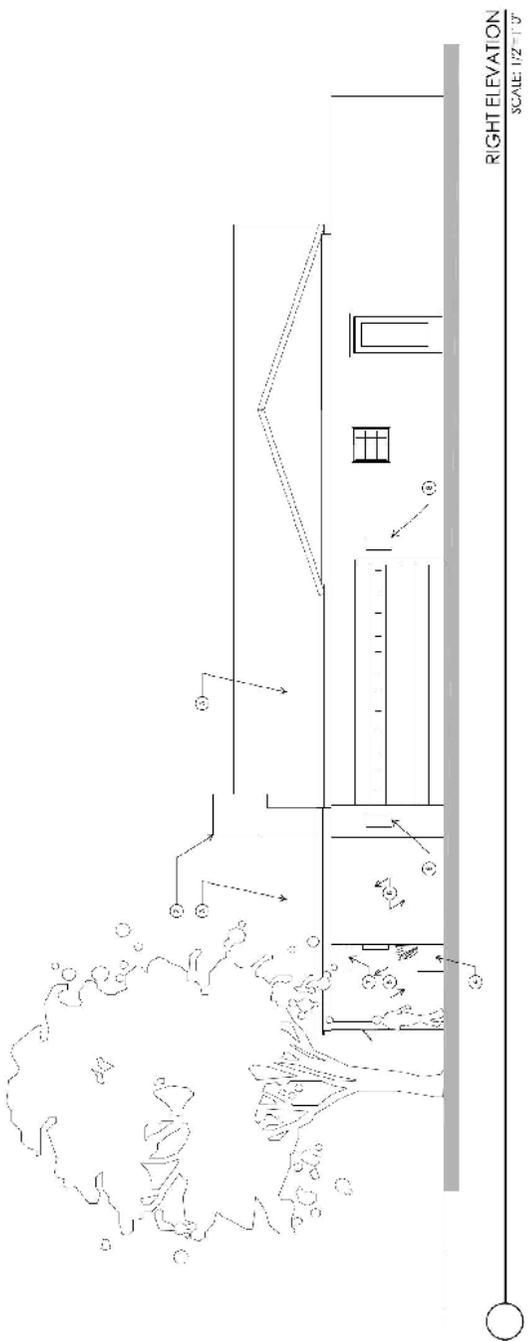
- ELEVATION KEYNOTES**
- 1. EXISTING WINDOW
 - 2. EXISTING DOOR
 - 3. EXISTING ROOF
 - 4. EXISTING WALL
 - 5. EXISTING FLOOR
 - 6. EXISTING CEILING
 - 7. EXISTING ELECTRICAL
 - 8. EXISTING MECHANICAL
 - 9. EXISTING PLUMBING
 - 10. EXISTING PAINT
 - 11. EXISTING FINISH
 - 12. EXISTING LANDSCAPE
 - 13. EXISTING TREES
 - 14. EXISTING DRIVEWAY
 - 15. EXISTING SIDEWALK
 - 16. EXISTING PORCH
 - 17. EXISTING PATIO
 - 18. EXISTING DECK
 - 19. EXISTING STAIRS
 - 20. EXISTING RAMP
 - 21. EXISTING SIGNAGE
 - 22. EXISTING LIGHTING
 - 23. EXISTING UTILITY
 - 24. EXISTING FOUNDATION
 - 25. EXISTING STRUCTURE
 - 26. EXISTING MATERIAL
 - 27. EXISTING COLOR
 - 28. EXISTING CONDITION
 - 29. EXISTING LOCATION
 - 30. EXISTING DIMENSION
 - 31. EXISTING WEIGHT
 - 32. EXISTING VOLUME
 - 33. EXISTING AREA
 - 34. EXISTING PERIMETER
 - 35. EXISTING CIRCUMFERENCE
 - 36. EXISTING DIAMETER
 - 37. EXISTING RADIUS
 - 38. EXISTING ANGLE
 - 39. EXISTING LENGTH
 - 40. EXISTING WIDTH
 - 41. EXISTING HEIGHT
 - 42. EXISTING DEPTH
 - 43. EXISTING THICKNESS
 - 44. EXISTING MASS
 - 45. EXISTING WEIGHT
 - 46. EXISTING DENSITY
 - 47. EXISTING STRENGTH
 - 48. EXISTING DURABILITY
 - 49. EXISTING RESISTANCE
 - 50. EXISTING TOLERANCE
 - 51. EXISTING VARIATION
 - 52. EXISTING FLUCTUATION
 - 53. EXISTING OSCILLATION
 - 54. EXISTING VIBRATION
 - 55. EXISTING SHOCK
 - 56. EXISTING IMPACT
 - 57. EXISTING COLLISION
 - 58. EXISTING CONTACT
 - 59. EXISTING INTERACTION
 - 60. EXISTING RELATIONSHIP
 - 61. EXISTING CONNECTION
 - 62. EXISTING LINKAGE
 - 63. EXISTING BRIDGE
 - 64. EXISTING TUNNEL
 - 65. EXISTING UNDERPASS
 - 66. EXISTING OVERPASS
 - 67. EXISTING VIADUCT
 - 68. EXISTING GALLERY
 - 69. EXISTING CONCOURSE
 - 70. EXISTING PLATFORM
 - 71. EXISTING STATION
 - 72. EXISTING TERMINUS
 - 73. EXISTING JUNCTION
 - 74. EXISTING INTERSECTION
 - 75. EXISTING CROSSING
 - 76. EXISTING DIVERSION
 - 77. EXISTING BYPASS
 - 78. EXISTING CIRCUMVENTION
 - 79. EXISTING DETOUR
 - 80. EXISTING ALTERNATIVE
 - 81. EXISTING OPTION
 - 82. EXISTING CHOICE
 - 83. EXISTING SELECTION
 - 84. EXISTING PREFERENCE
 - 85. EXISTING PREFERENCE
 - 86. EXISTING PREFERENCE
 - 87. EXISTING PREFERENCE
 - 88. EXISTING PREFERENCE
 - 89. EXISTING PREFERENCE
 - 90. EXISTING PREFERENCE



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

GENERAL ELEVATION NOTES

- 1. Provide complete set of construction documents including, but not limited to, architectural, structural, mechanical, electrical, plumbing, and civil engineering drawings.
- 2. Provide complete set of construction documents including, but not limited to, architectural, structural, mechanical, electrical, plumbing, and civil engineering drawings.
- 3. Provide complete set of construction documents including, but not limited to, architectural, structural, mechanical, electrical, plumbing, and civil engineering drawings.
- 4. Provide complete set of construction documents including, but not limited to, architectural, structural, mechanical, electrical, plumbing, and civil engineering drawings.



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

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www.resetstudios.com

KIMBALL / SAR REMODEL
RESIDENTIAL REMODEL #:

RESET

RESIDENTIAL REMODEL

VARIANCE REVIEW
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

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A3.1

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KIMBALL SAR RESIDENCE

8525 SOUTH TERRACE ROAD

PL100263

FRONT OF RESIDENCE

