

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 15

SUBJECT: This is a public hearing for a request by the **CHAMBERLAIN RESIDENCE (PL080148)** located at 2036 East Myrna Lane for two (2) use permits.

DOCUMENT NAME: 20080520dsng04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **CHAMBERLAIN RESIDENCE (PL080148)** (Tess Jones Odenwald/The Phactory, applicant; Michael & Judy Chamberlain, property owners) located at 2036 East Myrna Lane in the AG, Agricultural District for:

ZUP08077 Use permit standard to reduce the front yard setback by twenty percent (20%) from forty (40) feet to thirty-two (32) feet.

ZUP08078 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

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

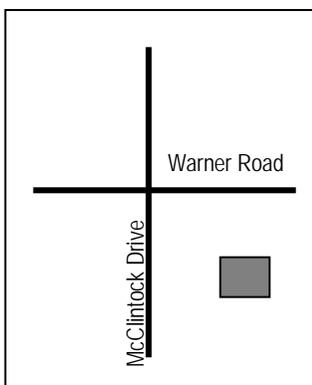
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The applicant, is requesting two (2) use permits to reduce the front and west side yard setbacks by twenty percent (20%); from forty (40) feet to thirty-two (32) feet for the front yard and from twenty (20) feet to sixteen (16) feet for the west side yard. The residence is located at 2036 East Myrna Lane, southeast of the intersection of McClintock Drive and Warner Road in the AG, Agricultural District. The property owner is requesting the reduced setbacks in order to add a new entry/office/bedroom to the front of the house, a new closet addition attached to the rear of the house on the west side along with a new garage addition to the front of the house. The new additions would meet the proposed reduced setbacks on each side of the property. To date, no public input has been received on these requests. Staff supports the approval of the use permits subject to 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. Floor Plan
6. South Elevation (Front)
- 7-8. Applicant Photos
- 9-10. Staff Photograph(s)

COMMENTS:

The Chamberlain Residence, located in the Circle G Ranches subdivision, is proposing to construct additions to their home including a new entry/office/bedroom and a closet along with a new garage addition. The proposed new 809 sf. addition will be attached to the front of the main residence on the south side and will meet the required front and east side yard setbacks. The proposed 138 sf. closet addition will be attached to the rear of the house on the west side and will meet the new requested reduced west side yard setback of sixteen (16) feet. The proposed garage addition of 684 sf. will be attached to the front of the house, and will meet the new requested front yard setback of thirty-two (32) feet as well as the new requested west side yard setback of sixteen (16) feet. The design of the additions will match the existing residence in color, form, and material. To date, staff has received no public input on these requests.

The garage addition will be for a four (4) car garage. The Chamberlains will soon have four (4) drivers in their family and would like to have enclosed shaded parking for all vehicles.

Use Permit

The Zoning and Development Code requires a use permit for a deviation from the required front yard setback of 40'-0", not to exceed 20% or 32'-0" in the AG, Agricultural District. A use permit is also required for a deviation from the required side yard setback of 20'-0", not to exceed 20% or 16'-0" in the AG, Agricultural District. These use permit requests meet 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. The new four car garage will help keep additional vehicles off of the public 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;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with the surrounding uses.

Conclusion

Staff recommends approval of the use permit(s).

REASONS FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
2. No potential nuisances.
3. 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. Obtain all necessary clearances from the Building Safety Division.
2. The use permit approval is valid for the plans as submitted to and approved by the Hearing Officer.
3. The building additions shall match the existing residence in design, color and materials.

HISTORY & FACTS:

April 20, 1978 Final Plat and PAD Map of Circle G Ranches 4 Unit 2 – Variance approved by City Council for a reduction of lot sizes to less than 1 acre in the AG District.

January 4, 1980 Final inspection for a single family home.

DESCRIPTION:

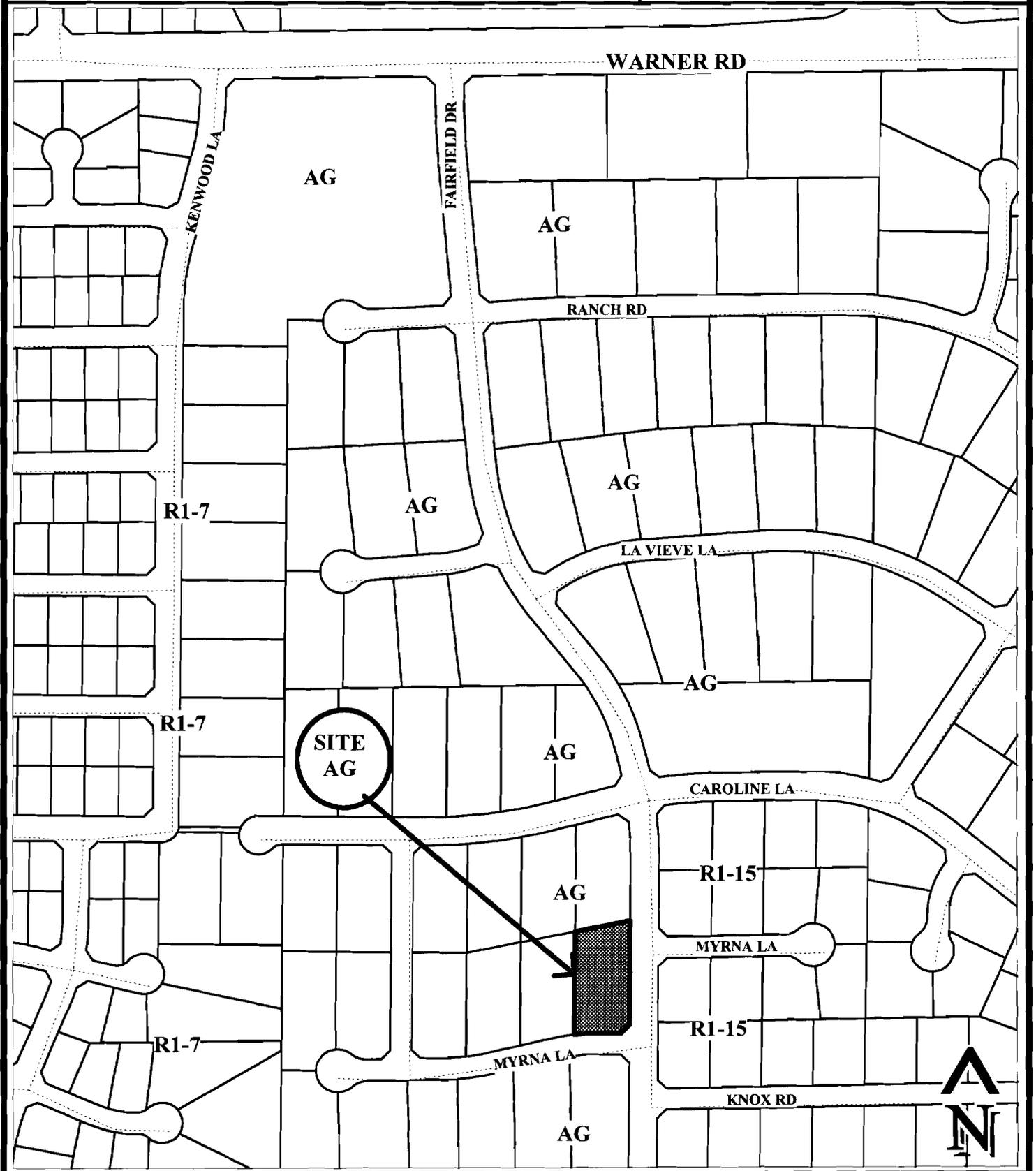
Owner – Michael & Judy Chamberlain
Applicant – Tess Jones Odenwald/The Phactory
Existing Zoning – AG, Agricultural District
Required Front Yard Setback – 40'
Proposed Front Yard Setback – 32'
Required Side Yard Setback – 20'
Proposed Side Yard Setback – 16'
Lot Size – 31,606 sf./.73 acres
Existing Residence Building Area – 4,611 sf.
Proposed Building Area – 1,631 sf.
Total Building Area (Proposed & Existing) – 6,242
Lot coverage allowed – 25%
Lot Coverage proposed – 20%

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 4, Section 4-202 – Development Standards for Residential Districts
Part 6, Section 6-308 – Use Permits

CHAMBERLAIN RESIDENCE

PL080148





CHAMBERLAIN RESIDENCE (PL080148)

22 April 08

Project: Chamberlain Residence
2036 E. Myrna Lane
Tempe, Arizona 85284

Letter of Explanation

This is a request to reduce the front (south) yard setback & the side (west) side yard setback by 20% which is allowed with a use permit.

Use Permit Request:

1. To reduce the south front yard setback from 40'-0" to 32'-0"
2. To reduce the west side yard setback from 20'-0" to 16'-0"

We are requesting this use permit to allow the owners to use their site to its full potential. The reduction in the front yard setback will allow the construction of a new four car garage. The Chamberlain's will soon have four drivers in their family and would like to have enclosed shaded parking for all vehicles. The reduction in the side yard setback will allow for the garage and for expansion of the master bathroom and closet.

- a. This request will not cause any additional vehicular traffic in the area, it will allow vehicles to be screened.
- b. This request will not cause any type of nuisance to the area.
- c. This request will not contribute to the deterioration of the neighborhood, in fact it will enhance the existing house which in turn will be an asset to the neighborhood.
- d. This addition will be compatible with the existing rear portion of the house.
- e. This request will not result in any disruptive behavior which may cause a nuisance to the surrounding area.

Please feel free to contact me if there are any questions. Thank you for your consideration on this matter.

Thank you,

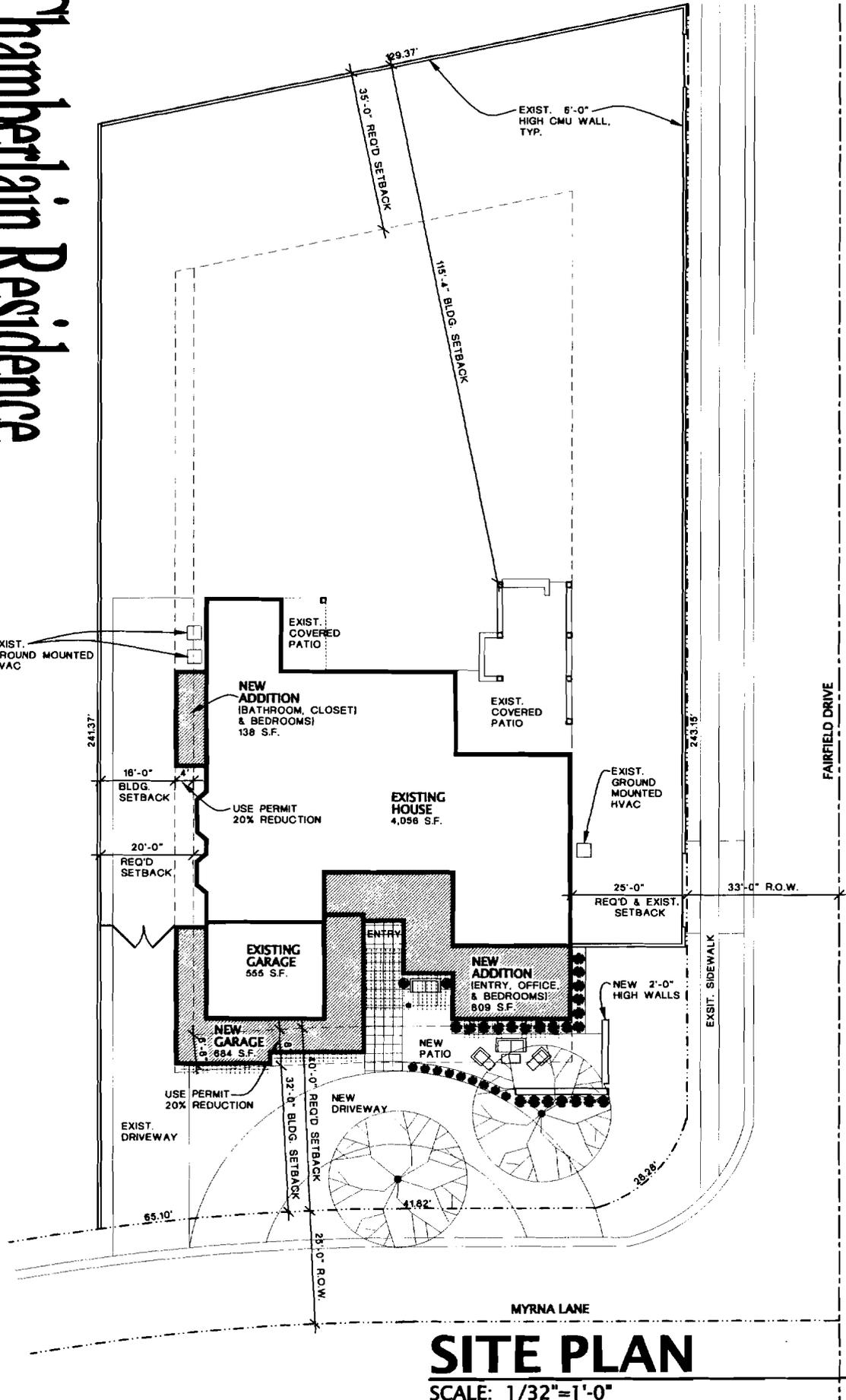


Tessa Jones-
oderwald

2036 E. Myrna Lane, Tempe, Arizona 85284

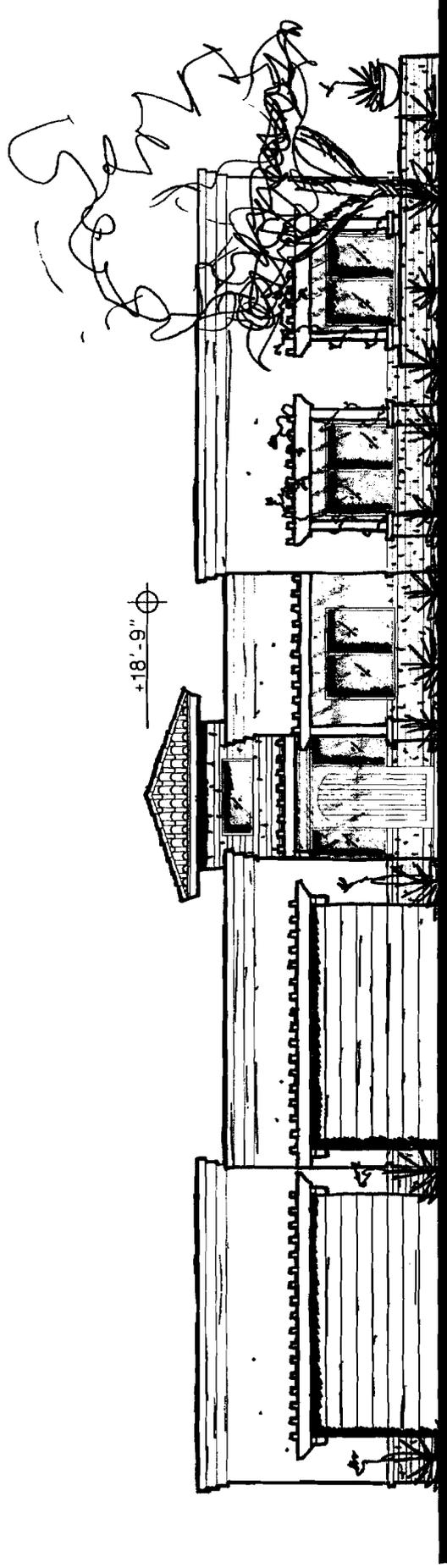
Chamberlain Residence

22 APRIL 08
the Phactory



SITE PLAN

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



SOUTH ELEVATION (FRONT)

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

Chamberlain Residence

Project:

Chamberlain Residence
2036 E. Myrna Lane
Tempe, Arizona 85284



front of existing house



Project:

Chamberlain Residence
2036 E. Myrna Lane
Tempe, Arizona 85284



rear of existing house





CHAMBERLAIN RESIDENCE

2036 EAST MYRNA LANE

PL080148

FRONT OF RESIDENCE



CHAMBERLAIN RESIDENCE

2036 EAST MYRNA LANE

PL080148

WEST SIDE YARD- VIEW TO NORTH