

Staff Summary Report



Hearing Officer Hearing Date: September 18, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **GARZA RESIDENCE (PL070320)** located at 1014 East Knox Road for one (1) use permit.

DOCUMENT NAME: 20070918dsjc01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **GARZA RESIDENCE (PL070320)** (Terry Williams/Williams Development Company, applicant; Joan Garza, property owner) located at 1014 East Knox Road in the AG, Agricultural District for:

ZUP07119 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty feet (20') to sixteen feet (16').

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

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

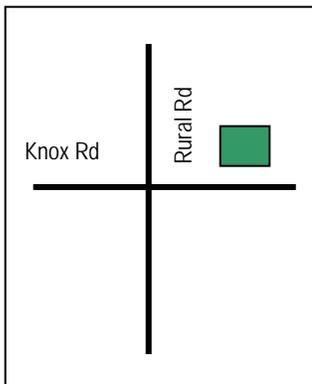
Handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-2

ADDITIONAL INFO: The applicant is requesting a use permit for a detached accessory building (garage) located on the west side of the existing residence. Staff recommends approval of the use permit in that it is compatible with the existing residence and complies with the approval criteria. To date, no public input to this request has been received.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval
Conditions of Approval; History & Facts/Description
3. Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Elevation plan
6. floor plan
7. Staff Photograph(s)

COMMENTS:

The Garza residence is proposing to construct a garage at the rear of west side corner of the existing residence. The property is adjacent to AG (Agricultural) zoning to the east and west: with the rear the adjoining property being zoned R-2 (Multi - Family Residential). The applicant's plans indicate the proposed addition (garage) will require a setback reduction (from 20 feet to 16 feet) and will provide adequate separation between the residence on west and the accessory building (garage). The proposed addition (garage) will be built to match the existing house in design, finish and color.

Use Permit

The Zoning and Development Code requires a use permit for a reduction of the front yard and side setbacks up to 20%; the reduced front yard and side yard setbacks will not create a nuisance or be detrimental to the surrounding area. The use permit(s) comply with the approval criteria for a use permit. To date, no public input has been received.

Conclusion

Staff recommends approval of the use permit as submitted.

REASON(S) FOR APPROVAL:

1. 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.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.

HISTORY & FACTS:

August 07, 2007 The Hearing Officer approved a use permit for a second story addition.

DESCRIPTION:

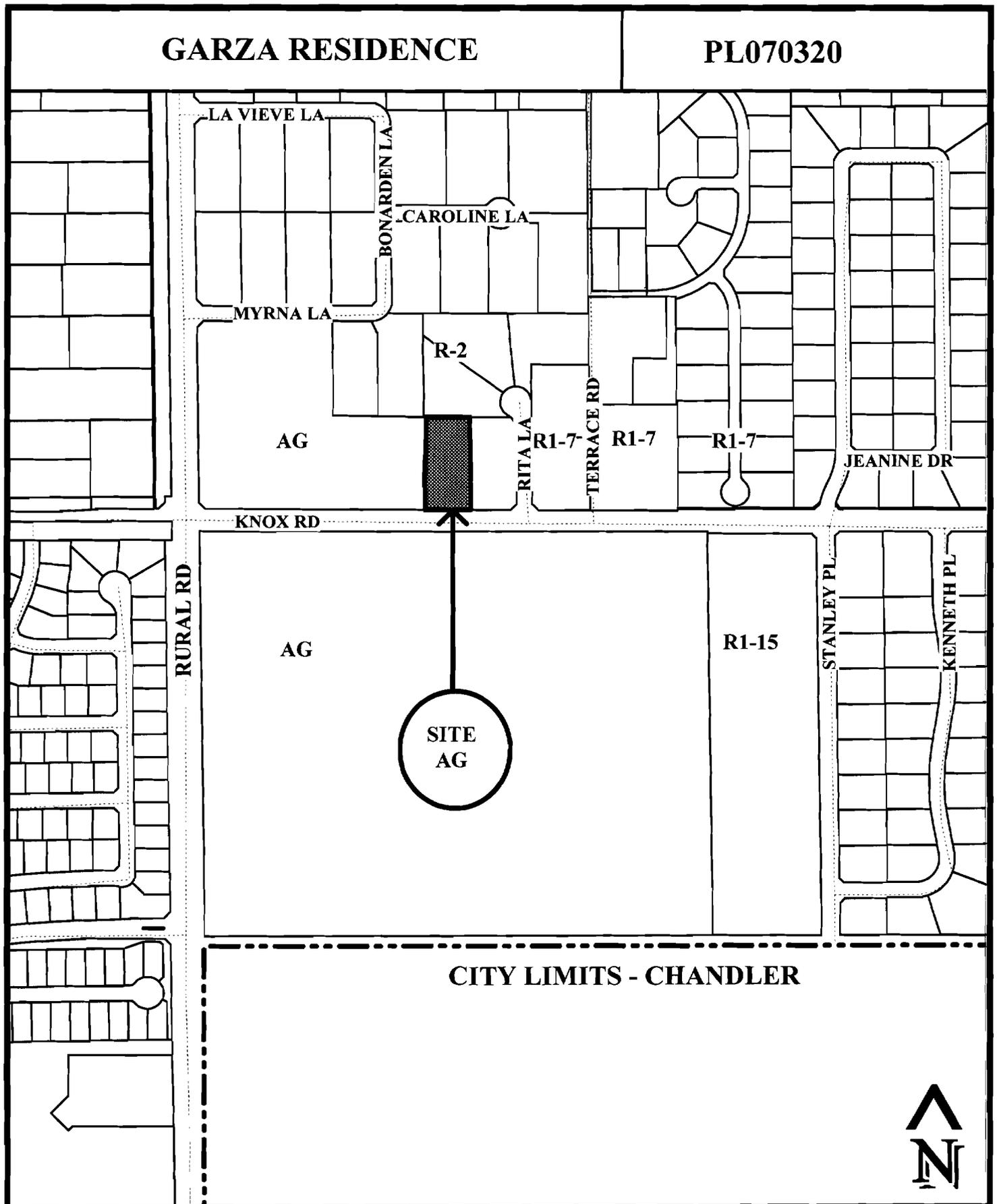
Owner – Joan Garza
 Applicant – Terry Williams/Williams Development Company
 Existing Zoning – AG, Agricultural District
 Lot Size – 42, 601 s.f. / .98 acres
 Existing Home area – 9,090 s.f.
 Proposed accessory Area – 2,106 s.f.
 Proposed accessory Height - 14 feet and 4inches
 Required side yard setback – 20 feet

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

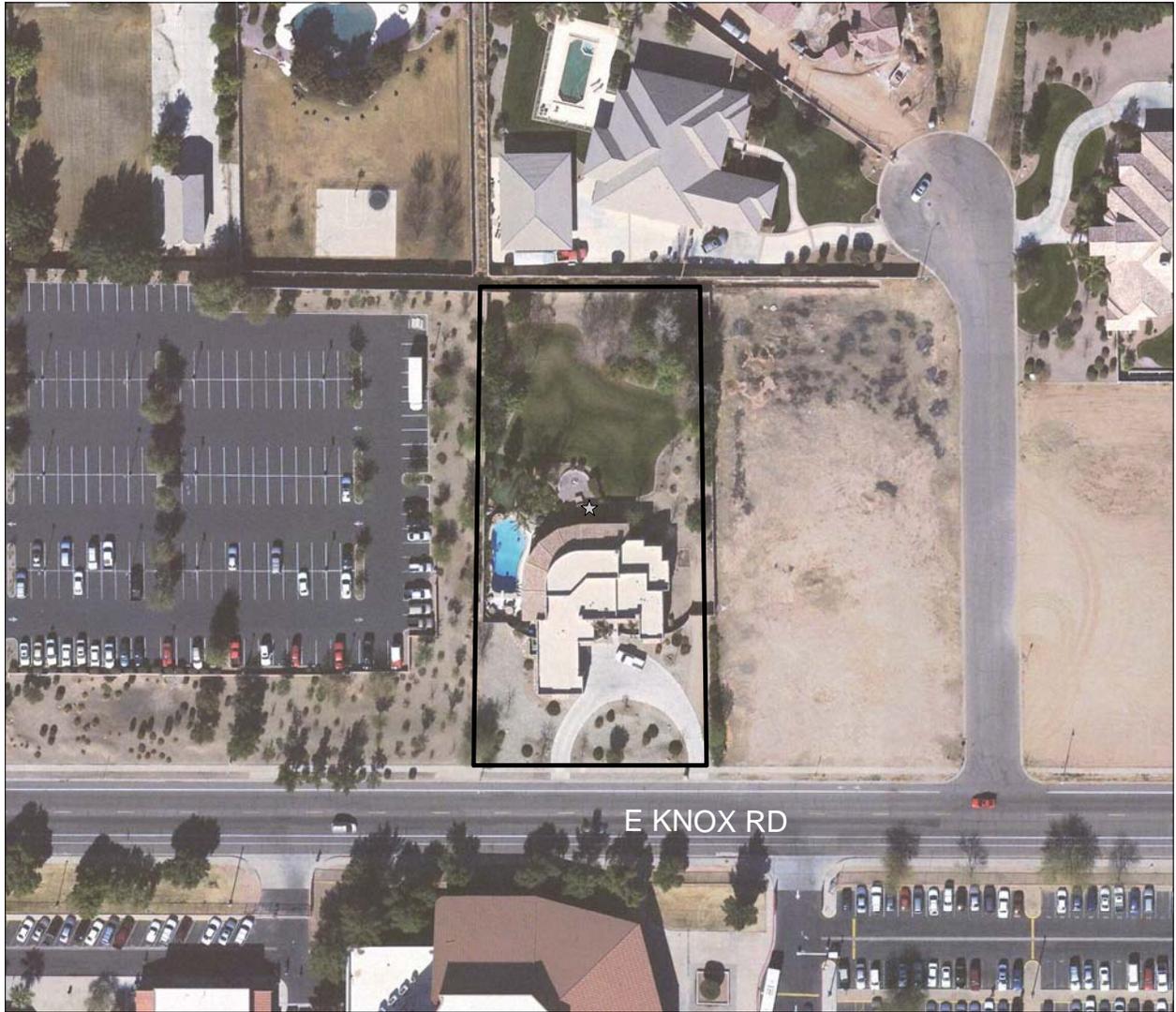
Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts
Part 6, Chapter 3, Section 6-308 – Use Permit

GARZA RESIDENCE

PL070320



Location Map



GARZA RESIDENCE (PL070320)



WILLIAMS DEVELOPMENT CO., INC.

1926 E. Cypress Tree Drive, Gilbert, AZ 85234
(480) 830-6080 Office (480) 926-7883 Fax

City of Tempe

July 30, 2007

Development Services

31 East Fifth Street

Tempe, AZ 85280-5002

Ref: Garza family residence, 1014 E. Knox, Tempe, Az. 85284

To whom it may concern,

This is a letter of explanation regarding a request for a variance to the single family residence referenced above. The request is for a change to the west side set back from 20' to 16' to accommodate the enlargement of a new garage addition under current plan review.

The requested change would allow for the desired use of the garage facility and the associated enjoyment of the property. The authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood nor to the public welfare in general.

The requested changes will not make any changes in the uses and densities permitted in any zoning classification or zoning district nor would it be for the purpose of rectifying a special circumstance which was self-imposed by the property owner or applicant. It will not allow relief from any item expressly prohibited by this Code.

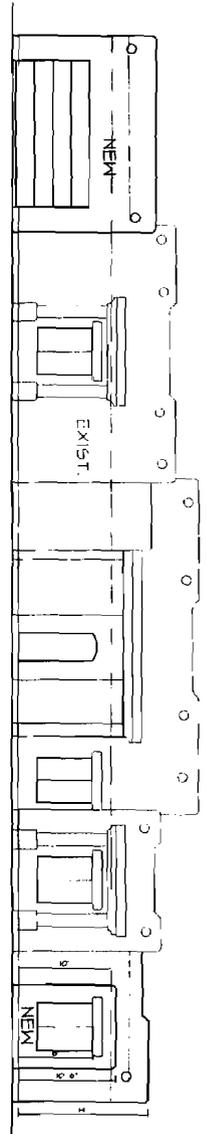
Please accept this application, and thank you for your consideration in this matter.

Sincerely,

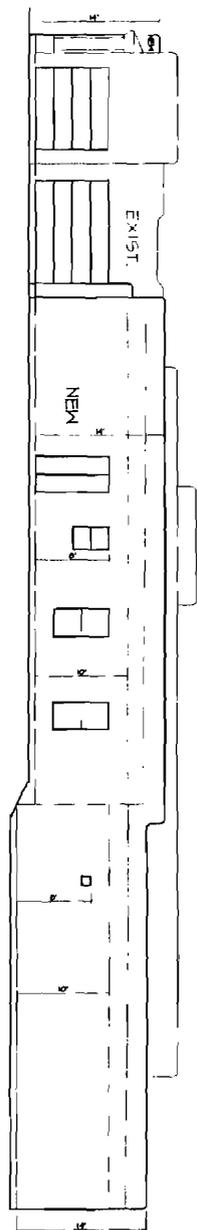
Terry L. Williams, President

EXISTING AND NEW WORK SHOWN

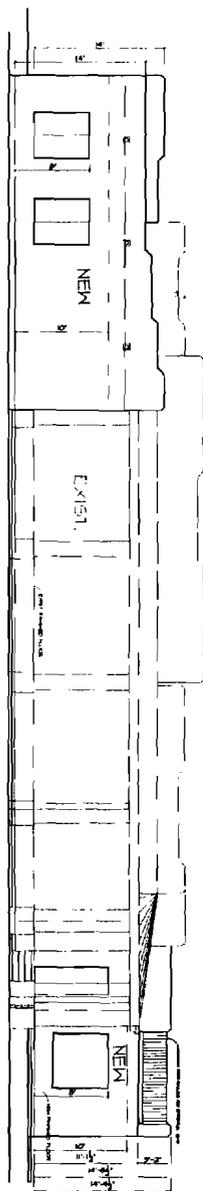
FRONT ELEVATION



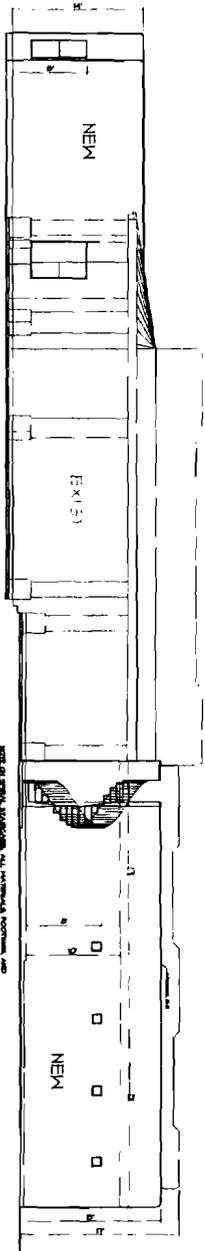
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

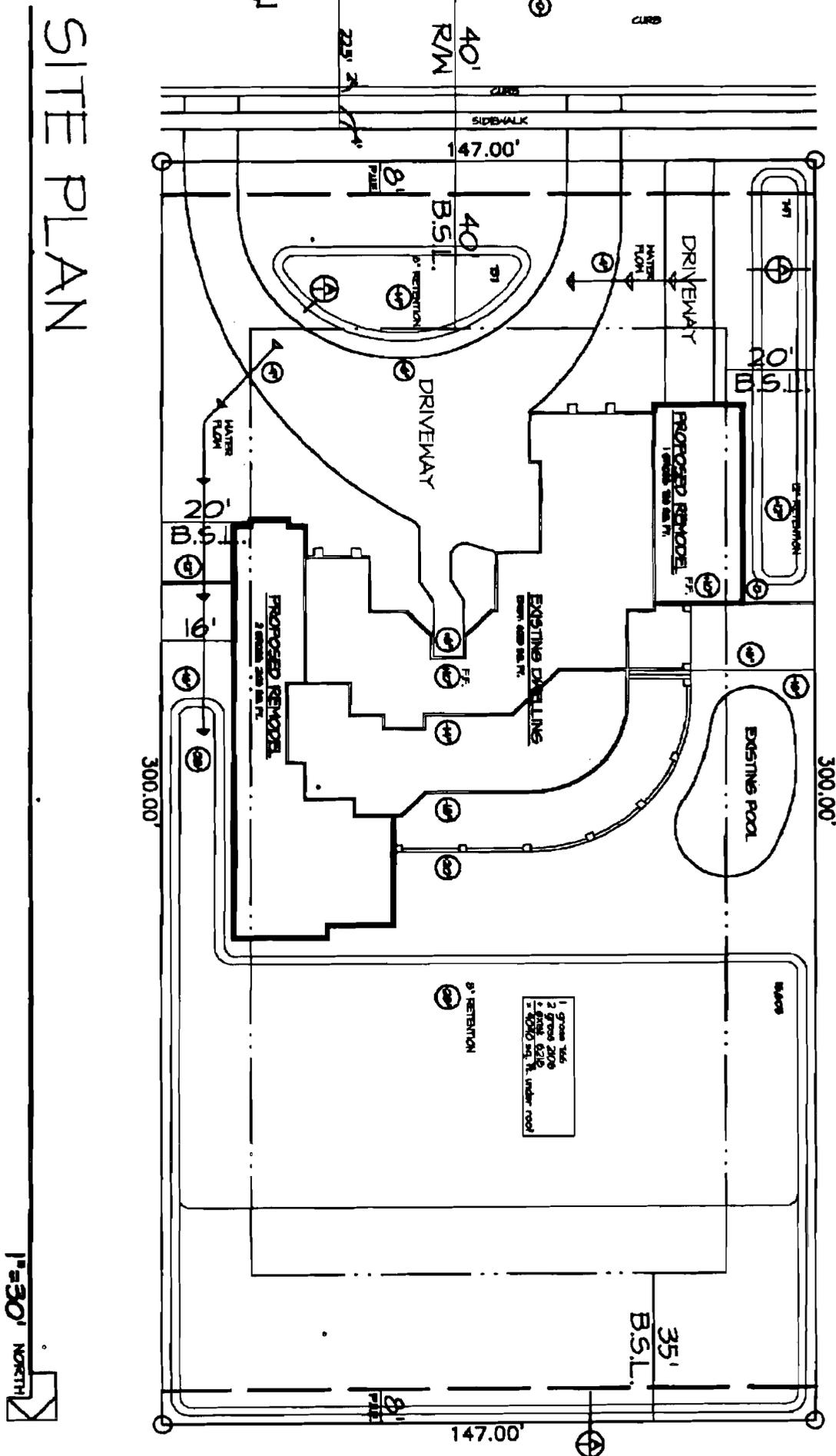


GARZA RESIDENCE

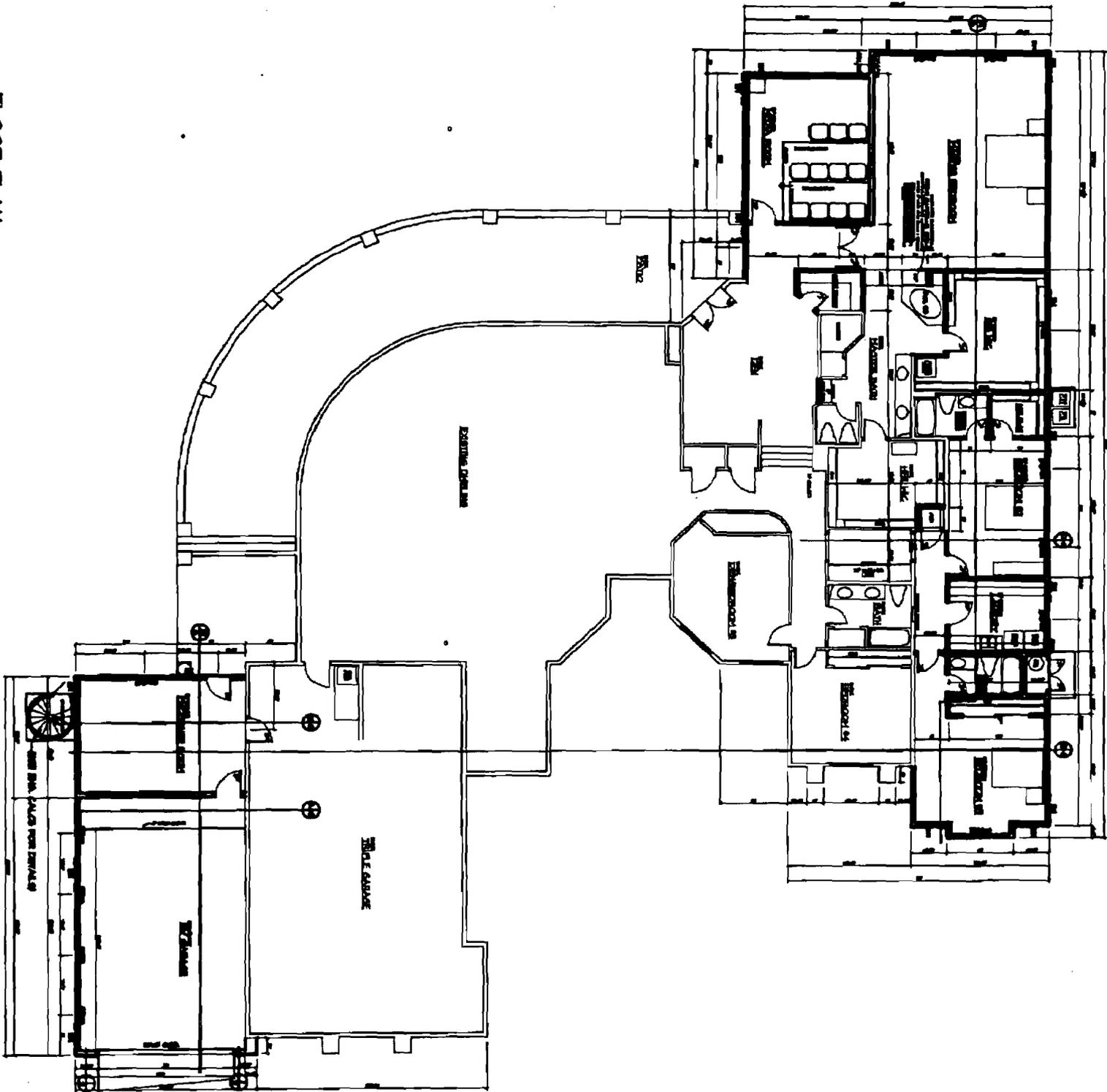
SCOTT HORN DRAFTSMAN
1969 E. GARBLE AVE.
MESA, ARIZONA 85206
PHONE: (480) 852-8340
FAX: (480) 852-4298

EAST KNOX DRIVE

SITE PLAN



FLOOR PLAN





GARZA RESIDENCE

1014 E. KNOX RD

PL070320

FRONT OF PROPERTY: VIEW TO THE NORTH