

Staff Summary Report



Hearing Officer Hearing Date: October 16, 2007

Agenda Item Number: 4

SUBJECT: This is a public hearing for a request by the **HOFFMAN RESIDENCE (PL070414)** located at 1111 East Concorda Drive for one (1) variance.

DOCUMENT NAME: 20071016dssl01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **HOFFMAN RESIDENCE (PL070414)** (Wade Hoffman, applicant/property owner) located at 1111 East Concorda Drive in the R1-6, Single Family Residential District for:

VAR07026 Variance to reduce the front yard setback from the required fifteen (15) feet to two (2) feet five (5) inches for an open structure (carport).

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

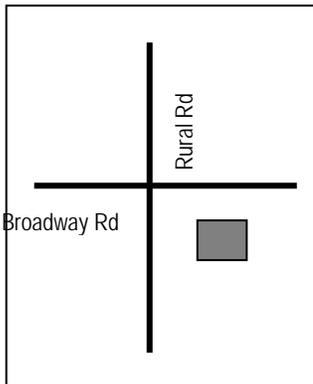
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Denial

ADDITIONAL INFO: The Hoffman Residence is seeking a variance to reduce the front yard setback for an open structure from fifteen (15) feet to two feet -five (5) inches for a carport addition to their house. The proposed carport will be located approximately 7 1/2 feet behind the existing sidewalk; which consists of five (5) feet of right-of-way and two and one half (2-1/2) feet of the applicant's property. The structure will be attached to the dwelling and span over the existing driveway. The existing garage will remain functional on the property; the new carport will provide shade over the driveway. Staff recommends denial of the variance owing to lack of hardship, special circumstances or evidence indicating potential loss of substantial property rights. In accordance with the Zoning and Development Code, the applicant held a neighborhood meeting on September 11, 2007; eight neighbors attended the meeting and staff received a letter of support.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-7. Letter of Intent
8. Site plan
9. Elevation
- 10-11. Neighborhood meeting summary
12. Letter of Support
- 13-16. Staff Photograph(s)

COMMENTS:

The Hoffman Residence is requesting a variance to reduce the front yard setback for an open structure from five (15) feet to two feet-five inches (2'-5") for the addition of an attached carport cover over the driveway. The structure will be constructed to complement the design of the existing dwelling.

Variance

The Zoning and Development Code Development Standards require the setbacks for open structures, in the R1-6 Single Family Residence District, to be located fifteen (15) feet from the front property line. The applicant is seeking a two and one half (2 1/2) foot setback to accommodate a nineteen foot six inch (19'6") wide by twenty-two (22) foot deep carport structure. The proposed carport will be located approximately 7 1/2 feet behind the existing sidewalk; which consists of five (5) feet of right-of-way and two and one half (2-1/2) on the applicant's property. They state in their letter that the encroachment is necessary to park to cars off the street and in the shade. As part of their application; they have provided photo examples of similar carport structures within the area. Analysis of this request, result in findings that there are no special circumstances or conditions affecting this building, land, or use to warrant approval of the variance. The property is rectangular in shape and is consistent with other properties on this block. Authorizing the variance is not necessary for the enjoyment of substantial property rights. We encourage the applicant to explore other designs that will conform to the setback standards in the R1-6, Single Family Residential District.

Conclusion

Staff recommends denial of the front yard setback variance.

REASON(S) FOR DENIAL:

1. No special circumstances or conditions applying to the land, building or use exist.
2. The authorizing of the variance is not necessary for the preservation and enjoyment of substantial property rights.
3. Authorization of the variance(s) will may be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to 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. The carport is to remain an open structure; a conversion to a garage is prohibited.

HISTORY & FACTS:

October 25, 1999.

The Hearing Officer granted the following variances for the property located at 1103 East Concorda Dr:

- A. variance to reduce the required front yard setback from the street from 25' to 4'-0" for a new carport cover.
- B. variance to reduce the required west side yard setback from 7' to 6'-3" for a new carport cover.
- C. use permit to allow required parking to occupy the front yard setback. (not necessary as long as garage is not modified to a livable area).

DESCRIPTION:

Owner – Wade Hoffman
Applicant – Wade Hoffman
Existing Zoning – R1-6, Single Family Residential District
Lot Size- 6653 s.f.
Lot Dimensions- 70' x 95'
Proposed building area- 429 s.f.
Lot coverage allowed- 45%
Required front yard setback- 15'
Proposed front yard setback- 2'-5"

**ZONING AND
DEVELOPMENT**

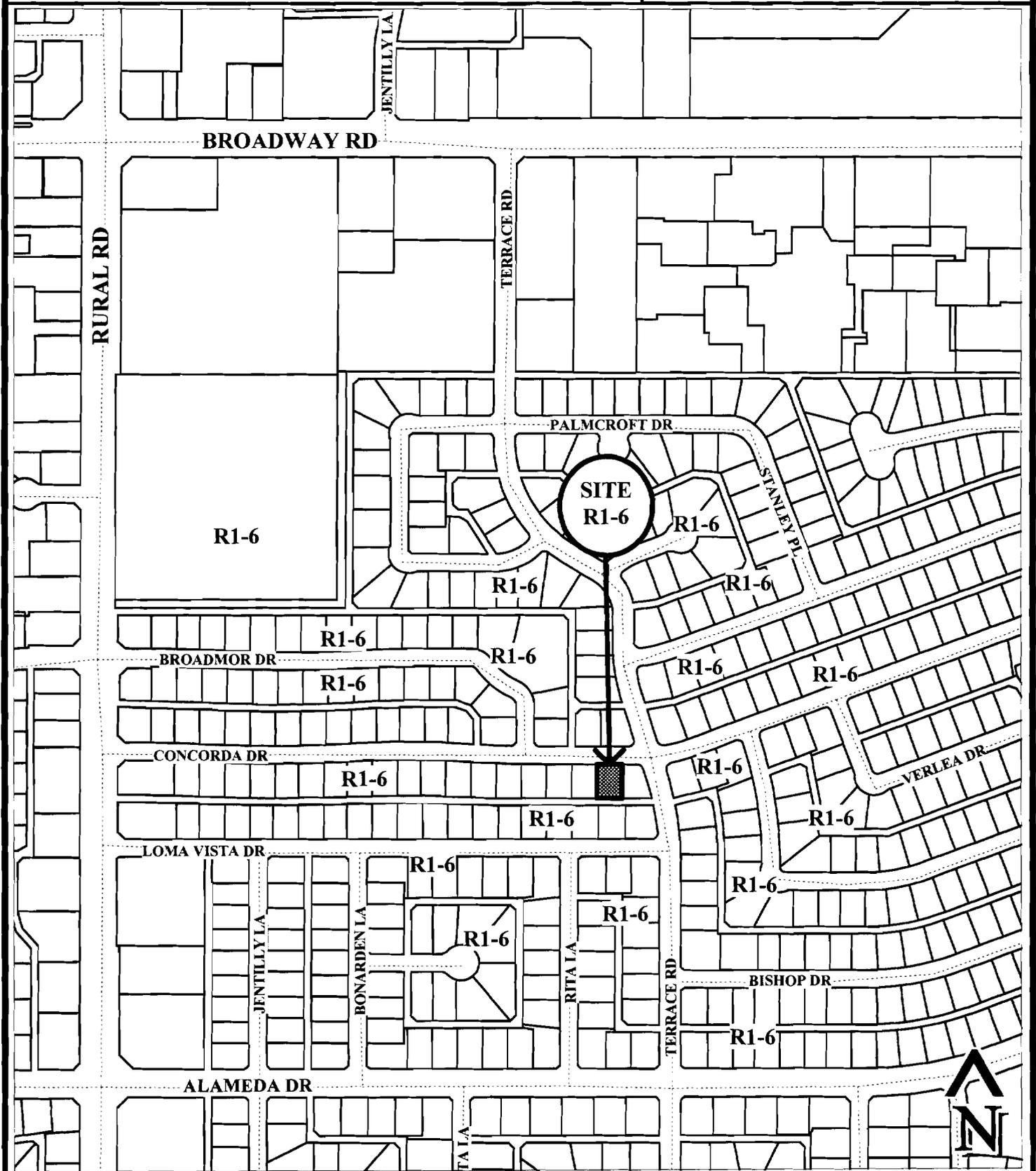
CODE REFERENCE:

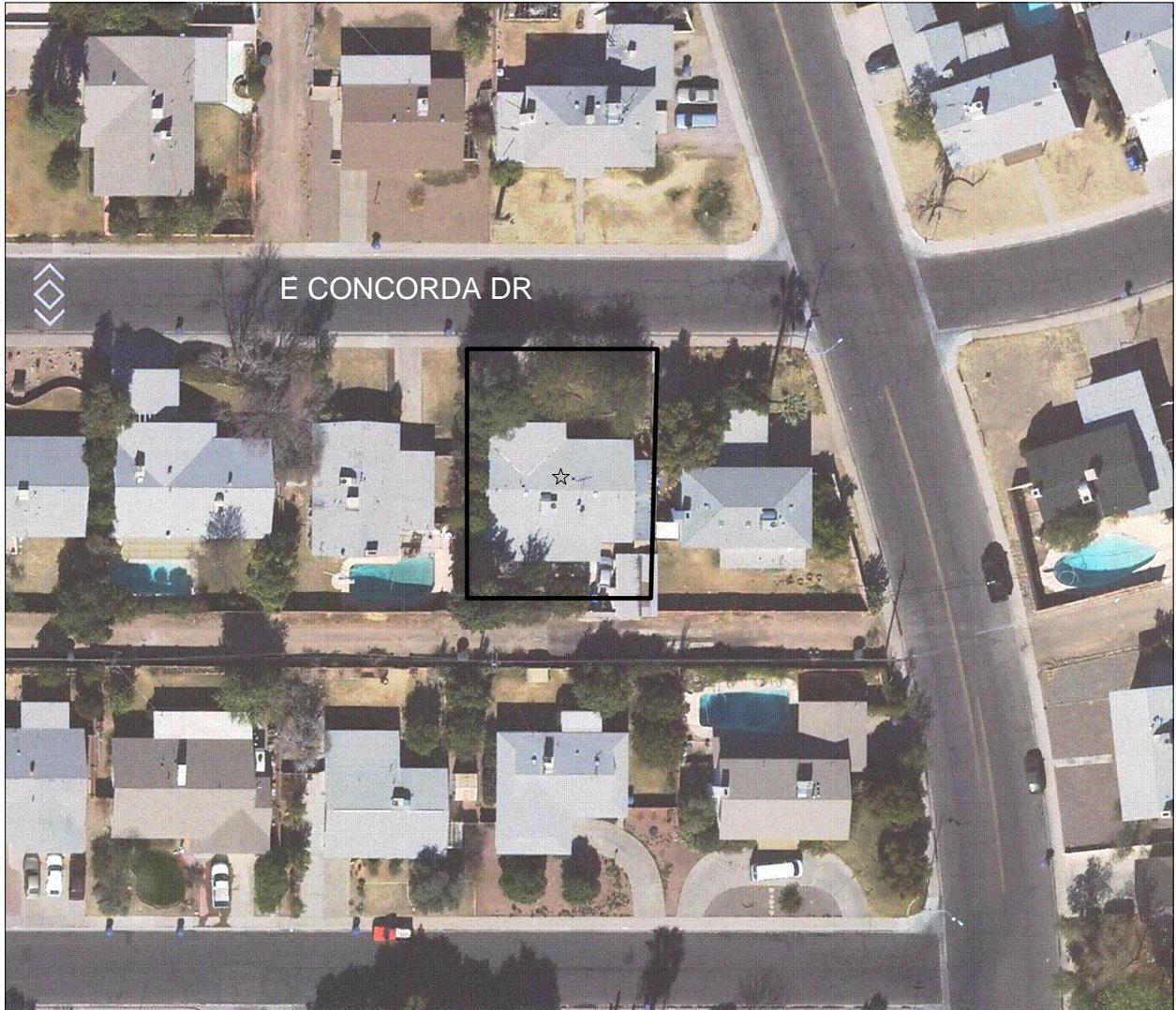
Citations of Code Requiring Use Permit(s) & Variance(s):

Zoning & Development Code:
Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-309

HOFFMAN RESIDENCE

PL070414





HOFFMAN RESIDENCE (PL070414)

Sept 14, 2007

Wade Hoffner
 1111 E. Concorda Dr.
 Tempe, AZ 85282

Members;

My wife and I are an active elderly couple who make frequent trips by auto about Tempe and beyond daily.

Concorda Dr. is a very narrow street. You park at the curb at your own risk. We have seen many accidents between moving + parked automobiles over the 43 years of our residence here.

Therefore we request a City Variance to park our automobiles on our driveway.



We are asking also for a variance of City Code to build a cover over our driveway to protect our vehicles from the Arizona sun and bird droppings. My Wife has a heart condition, so a car that is just a little cooler would be a big help for her when she starts on a trip in the afternoon. Examples below:



Enhanced Value and Curb appeal.



A nice cool place to park.



Enhanced property.

There were no objections to our plan at the Community meeting we had on Sept 3, 2007. I think the structure will enhance the community and be of added value to our property.

Some examples follow:



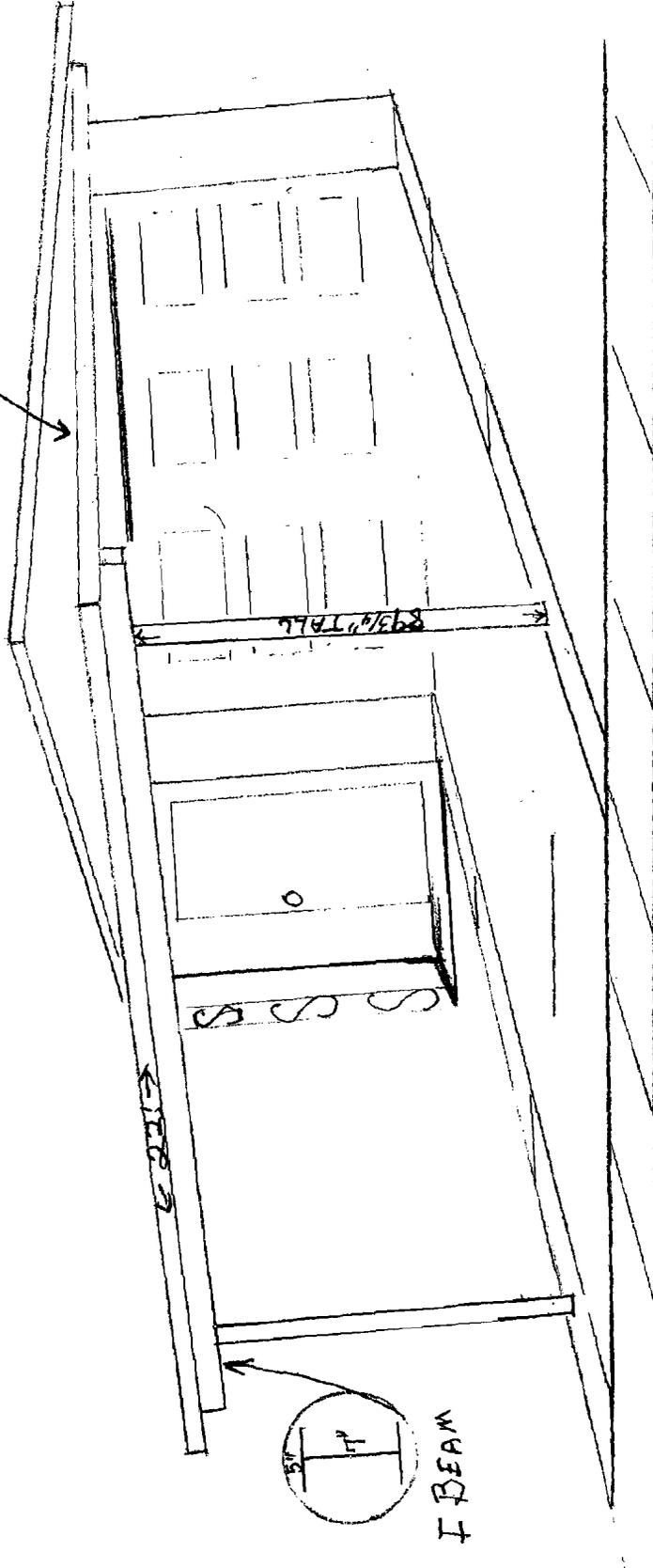
A shaded walkway is nice.



Looks Cool!

Thank you
Wade

Roof
SLOPE = 10/12



← 3" STEEL POST
SET IN CONCRETE



NOT TO SCALE SEE Pp 1

ATTENDANCE:
Community Meeting 9-11-07
4:30 PM

REF:

WADE HOFFMAN
1111 E. CONCORDA DR
TEMPE AZ. 85282

Nina Taylor & TOM TAYLOR
1051 E CONCORDA DR TEMPE 85282

DAVID & DEBBIE HANSON
1045 E. CONCORDA. DR. TEMPE AZ 85282

DOON AND JEANNE GIESCHEN
1103 E. CONCORDA DR. TEMPE AZ 85282

Jim & Nancy Jenkins
1107 E Concorda Dr Tempe 85282

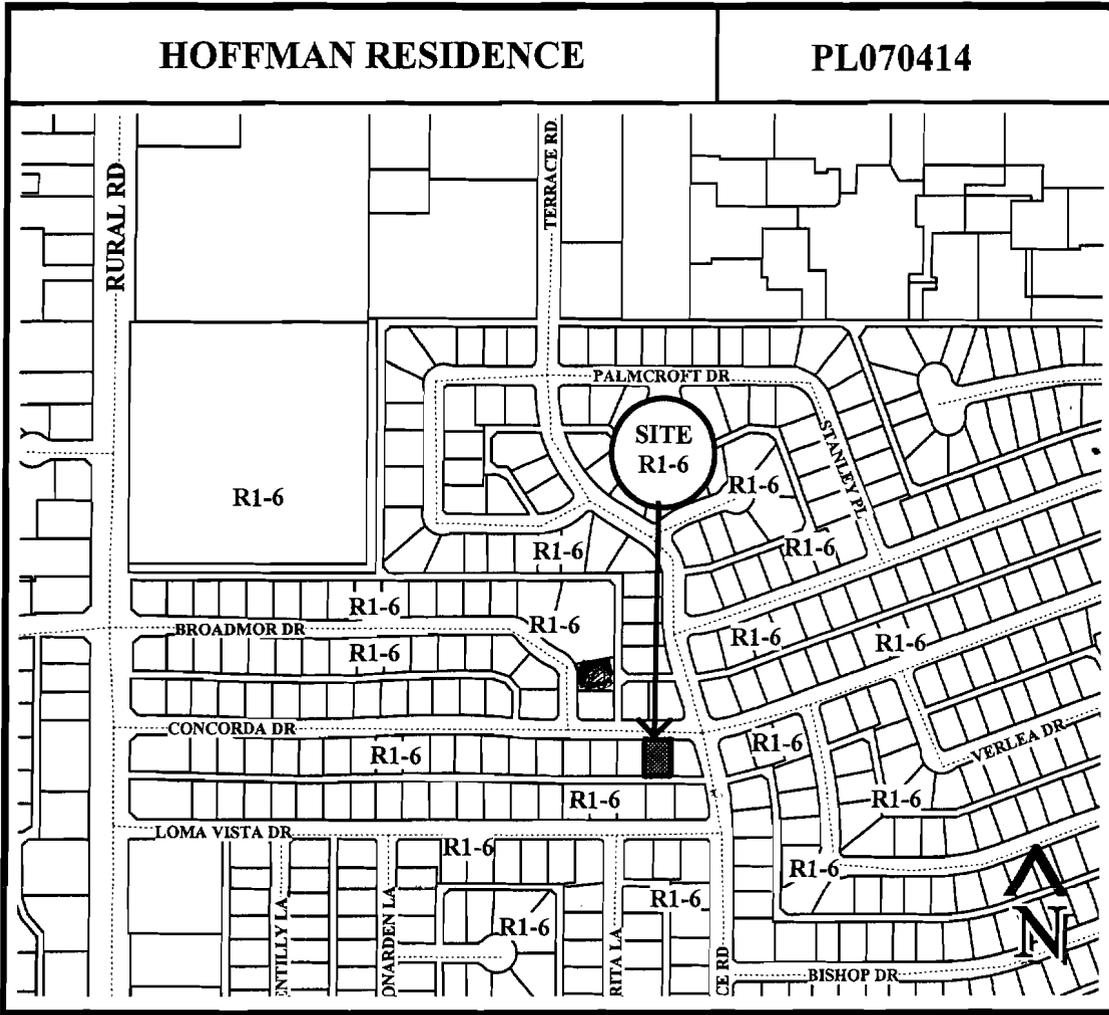
Community Meeting
9-11-07
4:30 PM

REF:

Wade Hoffman
1111 E. Concorde Dr.
Tempe, AZ 85282

1. Meeting started @ 4:35 PM
2. Discussed city set-backs, front, rear + sides of property.
3. Displayed; Supplemental Packet for Variances, and other forms - Discussed application process and fees required.
4. Question session:
 - a. David Hannon asked about permit requirements for a project he had in mind.
 - b. Jeanne Dieckman asked why I had not applied for a permit earlier in the project
 - c. Jim + Nancy Jenkins liked the project as explained to them.
 - d. Tom Leplos asked if he could be excused as he was bored.

Wade



PUBLIC HEARING NOTICE

This is a notice for a public hearing for a request by the **HOFFMAN RESIDENCE (PL070414)** (Wade Hoffman, applicant/property owner) located at 1111 East Concorda Drive in the R1-6, Single Family Residential District for:

VAR07026 Variance to reduce the front yard setback from the required fifteen (15) feet to two (2) feet five (5) inches for an open structure (carport).

If you are interested you may attend a public hearing of the Hearing Officer at 1:30 p.m. **TUESDAY, OCTOBER 16, 2007** at the Council Chambers, 31 East Fifth Street. This will be a public hearing and you may present your views in person at the hearing. Or you may respond in writing to the Hearing Officer, P.O. Box 5002, Tempe, AZ 85280-5002.

If you have any questions or wish to view additional material including artist's renderings and elevations which are on file you may contact the Development Services Department at (480) 350-8331 or come in to the office at 31 East Fifth Street. Procedures for the public hearing may be picked up at the office or at the public hearing itself.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8331 (voice) or (480) 350-8400 (TDD) to request an accommodation to participate in the Hearing Officer meeting.

DO NOT OBJECT TO THIS REQUEST

TEMPERANCE

RECEIVED

07 OCT 10 AM 8:42

10/31/07

TEMPERANCE DEPARTMENT

RECEIVED

07 OCT 10 AM 8:42

10/31/07

TEMPERANCE DEPARTMENT



Dr. George M. Sanchez
 Optometrist
 535 East Broadway Road
 Tempe, Arizona 85282



HOFFMAN RESIDENCE

1111 E CONCORDA DR

PL070414

**NEIGHBORS EXISTING CARPORT
1103 E CONCORDA DR**



HOFFMAN RESIDENCE

1111 E CONCORDA DR

PL070414

EXISTING CARPORT



HOFFMAN RESIDENCE

1111 E CONCORDA DR

PL070414

FRONT OF RESIDENCE: VIEW TO SOUTH



HOFFMAN RESIDENCE

1111 E CONCORDA DR

PL070414

NEIGHBORS EXISTING CARPORT

1128 E CONCORDA DR