

Staff Summary Report



Hearing Officer Hearing Date: August 19, 2008

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by the **HUGHES RESIDENCE (PL080236)** located at 116 East Concorda Drive for two (2) use permits.

DOCUMENT NAME: 20080819dsdp01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **HUGHES RESIDENCE (PL080236)** (John Hughes, applicant/property owner) located at 116 East Concorda Drive in the R1-10, Single Family Residential District for:

ZUP08109 Use permit to allow an accessory building (pergola-trellis structure).

ZUP08118 Use permit standard to reduce the east side yard setback by twenty percent (20%) from ten feet (10') to eight feet (8').

PREPARED BY: Derek Partridge, Planner I (480-350-8867)

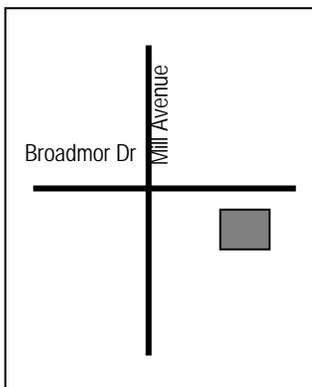
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Condition

ADDITIONAL INFO: The applicant is requesting two use permits; to reduce the east side yard setback by twenty percent (20%) from ten feet (10') to eight feet (8') and to construct a detached accessory building (pergola-trellis structure) in the east side yard of the main residence located at 116 East Concorda Drive in the R1-10, Single Family Residential District. Staff recommends approval of the use permits subject to condition. To date, no public input has been submitted for this request.



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. Elevation
- 6-7. Staff Photograph(s)

COMMENTS:

The Hughes residence is requesting two use permits; to reduce the east side yard setback by twenty percent (20%) from ten feet (10') to eight feet (8') and to construct a detached accessory building (pergola-trellis structure) in the east side yard of the main residence located at 116 East Concorda Drive in the R1-10, Single Family Residential District. The accessory structure will be utilized as a pergola supported by columns, with a portion of the structure fully covered for shade. The proposed structure is designed to match the existing portico leading to the front door of the main residence. The accessory building will be constructed with a column height of seven feet, eight inches (7' 8") and a total structure height of nine feet, eight inches (9' 8").

Use Permit

The Zoning and Development Code requires a use permit for accessory buildings that exceed 8 feet in height and/or 200 square feet in area in all zoning districts.

Evaluating the use permit, the proposal meets the use permit criteria 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;
 - The use should not create any nuisances.
- 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.
- d. Compatibility with surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit subject to 1 condition.

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.

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.

HISTORY & FACTS:

- December 16, 1980: Board of Adjustment Approval: #A-77-2.11
 1. Variance to reduce the required rear yard setback from 25' to 21'
 2. Variance to reduce the required front yard setback from 30' to 27'
- September 29, 1983: Board of Adjustment Approval: #A-83-9.1
 1. Variance to increase the maximum allowable wall height in the required front yard setback from 3' to 6'.
 2. Variance to permit a detached accessory building over 8' in height in the front one half of the lot.
 3. Variance to permit mechanical equipment (for proposed pool) in the front yard.
- March 19, 1984: Final on single family residence
- April 5, 1984: Final on pool
- July 24, 1985: Board of Adjustment Approval: #A-83-9.1
 1. Variance to reduce the required rear yard setback from 25' to 16' to accommodate a breakfast room addition.
- February 18, 1986: Final on breakfast room addition

DESCRIPTION:

Owner – John Hughes
Applicant – John Hughes
Existing Zoning – R1-10, Single Family Residential District
Lot Size - 17,777 sf./.41 acres
Existing Total Built Area - 4,622 sf.
Proposed Built Area – 4,822 sf.
Existing Lot Coverage – 26%
Proposed Lot Coverage – 27%
Lot Coverage Allowed - 45%
Required Side Yard Setback - 10'
Proposed Side Yard Setback - 8'
Proposed Accessory Bldg. Height - 9'- 8"

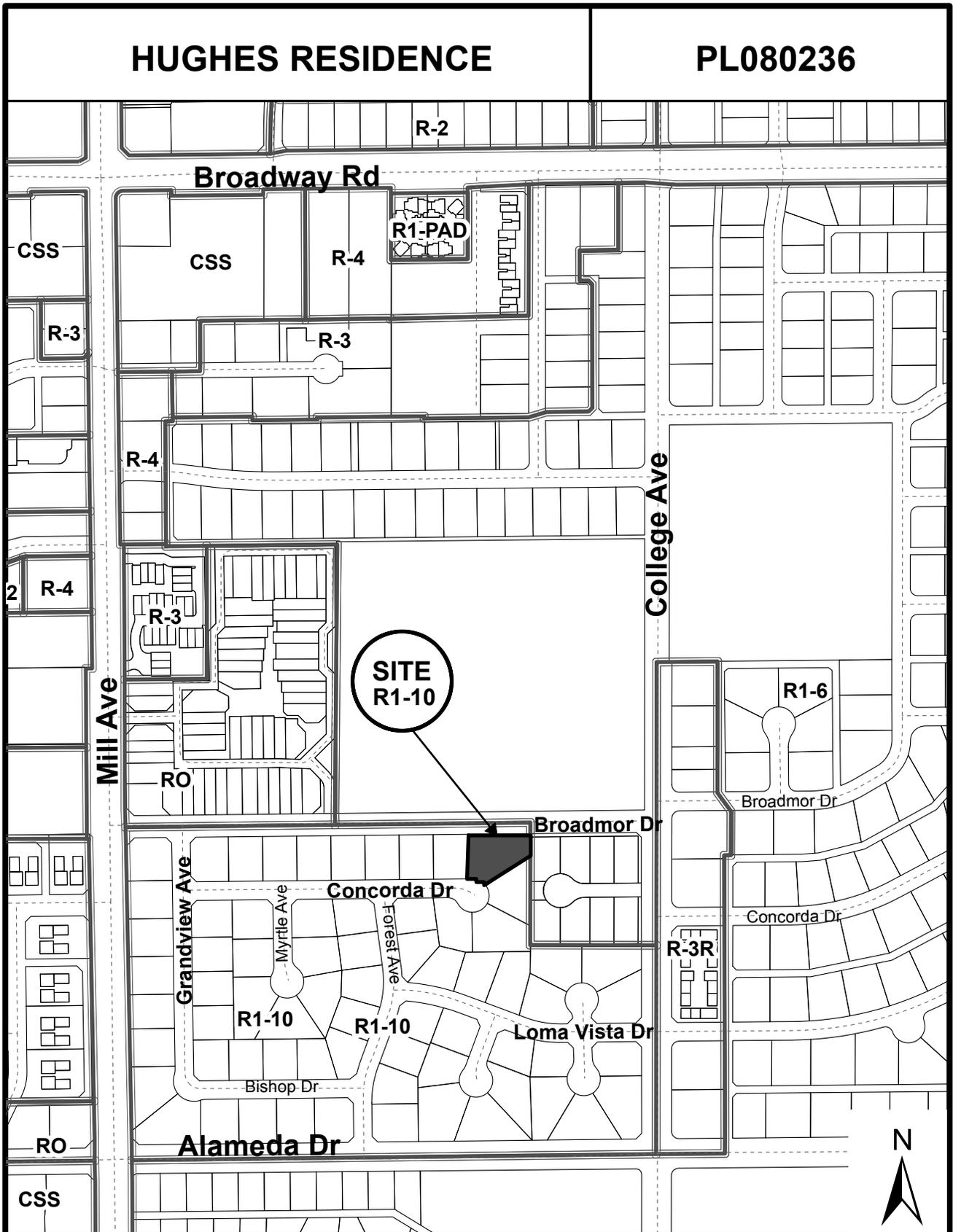
ZONING AND
DEVELOPMENT

CODE REFERENCE:

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

HUGHES RESIDENCE

PL080236



Location Map



HUGHES RESIDENCE (PL080236)

City of Tempe,

We are requesting a Use Permit to build a portico around a portion of the yard's perimeter. The proposed portico would be 8 feet from the perimeter.

The proposed portico will be pairs of columns joined by a slat at the top. One area of the portico will be covered by a roof for shade. The plan is to train a vine to grow over the columns and the slats.

Currently, there is an existing portico leading up to the house. The proposed portico is designed to match the existing portico.

ASU recently sold the ASU President's house, which is next to house. The developer who bought the ASU property is building 8, large, 2 story homes on the property. The plan is to build one right behind our house such that the new residents would be able to look directly into our yard with full view of every area of our yard.

The reason we would like to build this new portico is to create some privacy in our back yard and screen it from the new development on the ASU property.

Sincerely,

John Hughes
116 E Concorda Dr

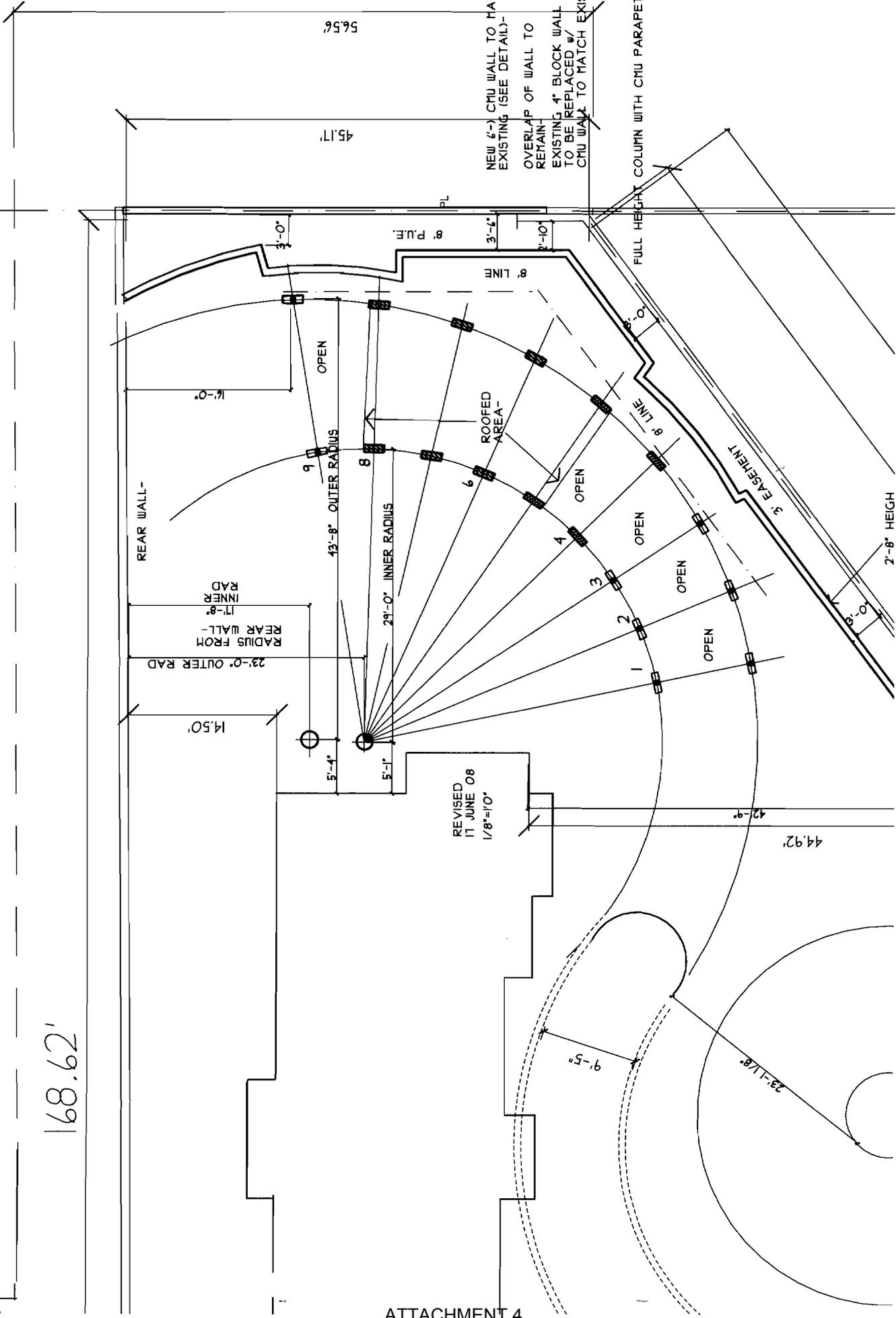
168.62'

56.56

45.17'

NEW 6" CMU WALL TO MATCH EXISTING (SEE DETAIL)-
OVERLAP OF WALL TO RETAIN-
EXISTING 4" BLOCK WALL TO BE REPLACED w/ CMU WALL TO MATCH EXIST-

FULL HEIGHT COLUMN WITH CMU PARAPET-



REAR WALL-

23'-0" OUTER RAD
RADIUS FROM
REAR WALL-
17'-8"
INNER
RAD

43'-8" OUTER RADIUS

29'-0" INNER RADIUS

REVISED
11 JUNE 08
1/8"=1'0"

8' LINE

8' LINE

3' EASEMENT

2'-8" HEIGH

14.50'

14'-0"

3'-0"

8' P.U.E.

3'-4"

2'-10"

OPEN

OPEN

OPEN

OPEN

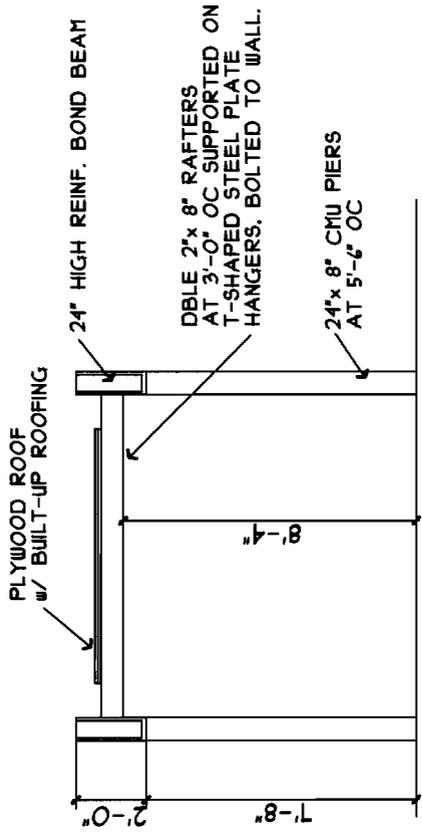
OPEN

44.92'

23'-11/8"

9'-5"

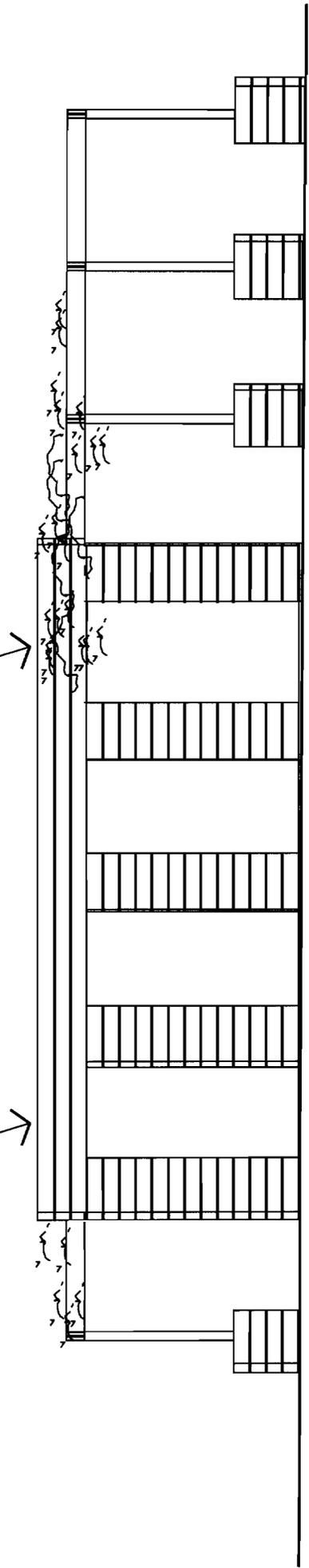
EXISTING PERGOLA LAYOUT



SECTION AT ROOFED AREA

THIS BAY HAS THE CMU PARAPET BUT NO ROOF

THIS BAY HAS THE CMU PARAPET BUT NO ROOF



ELEVATION FROM RADIUS POINT



HUGHES RESIDENCE

116 EAST CONCORDA DRIVE

PL080236

FRONT OF RESIDENCE



HUGHES RESIDENCE

116 EAST CONCORDA DRIVE

PL080236

REAR YARD – VIEW TO EAST