

Staff Summary Report



Hearing Officer Hearing Date: May 6, 2008

Agenda Item Number: 11

SUBJECT: This is a public hearing for a request by the **JUNCK RESIDENCE (PL080129)** located at 2138 East Calle De Arcos, for one (1) use permit.

DOCUMENT NAME: 20080506dsdp01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **JUNCK RESIDENCE (PL080129)** (Terry Thomas/Legacy Custom Building and Remodeling, applicant; Colleen Junck, property owner) located at 2138 East Calle De Arcos in the AG, Agricultural District for:

ZUP08060 Use permit to allow an accessory building (pool cabana).

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

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

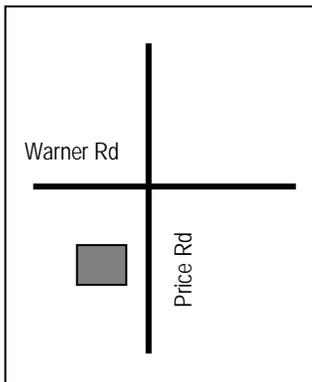
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The applicant is requesting a use permit to construct a 580 s.f. detached accessory building (pool house/home office) behind the main residence located at 2138 East Calle De Arcos in the AG, Agricultural District. Staff recommends approval of the use permit subject to conditions. 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. Floor Plan
6. Elevations
- 7-9. Staff Photograph(s)

COMMENTS:

The Junck residence is requesting a use permit to construct a 580 s.f. detached accessory building (pool house/home office) in the rear yard of their property located at 2138 East Calle De Arcos in the AG, Agricultural District. The accessory building will be utilized as a pool house, home office, and tack room. There are several other properties within the neighborhood that have accessory buildings located in the rear yard. The accessory building will be constructed with a height of fifteen foot (15'), three inches (3") to the ridge, at a location approximately thirty-six feet (36') to the north of the existing residence. The proposed structure will be constructed to match the existing residence and will meet all required AG, Agricultural District setback requirements and design standards. Staff recommends approval of the use permit subject to conditions.

Use Permit

The Zoning and Development Code requires a use permit for detached 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 passes 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.

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.
2. Detached structure to be consistent in design and construction of principle structure; colors and materials to match existing dwelling.
3. The accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities). Only one residential unit per lot is allowed in the AG, Agricultural District.

HISTORY & FACTS:

December 14, 2007 BP072191: Building permit issued for construction of new SF residence over existing basement.

February 1, 2008 BP080172: Demo permit issued for demolition of existing SF residence, leaving slab and basement.

DESCRIPTION:

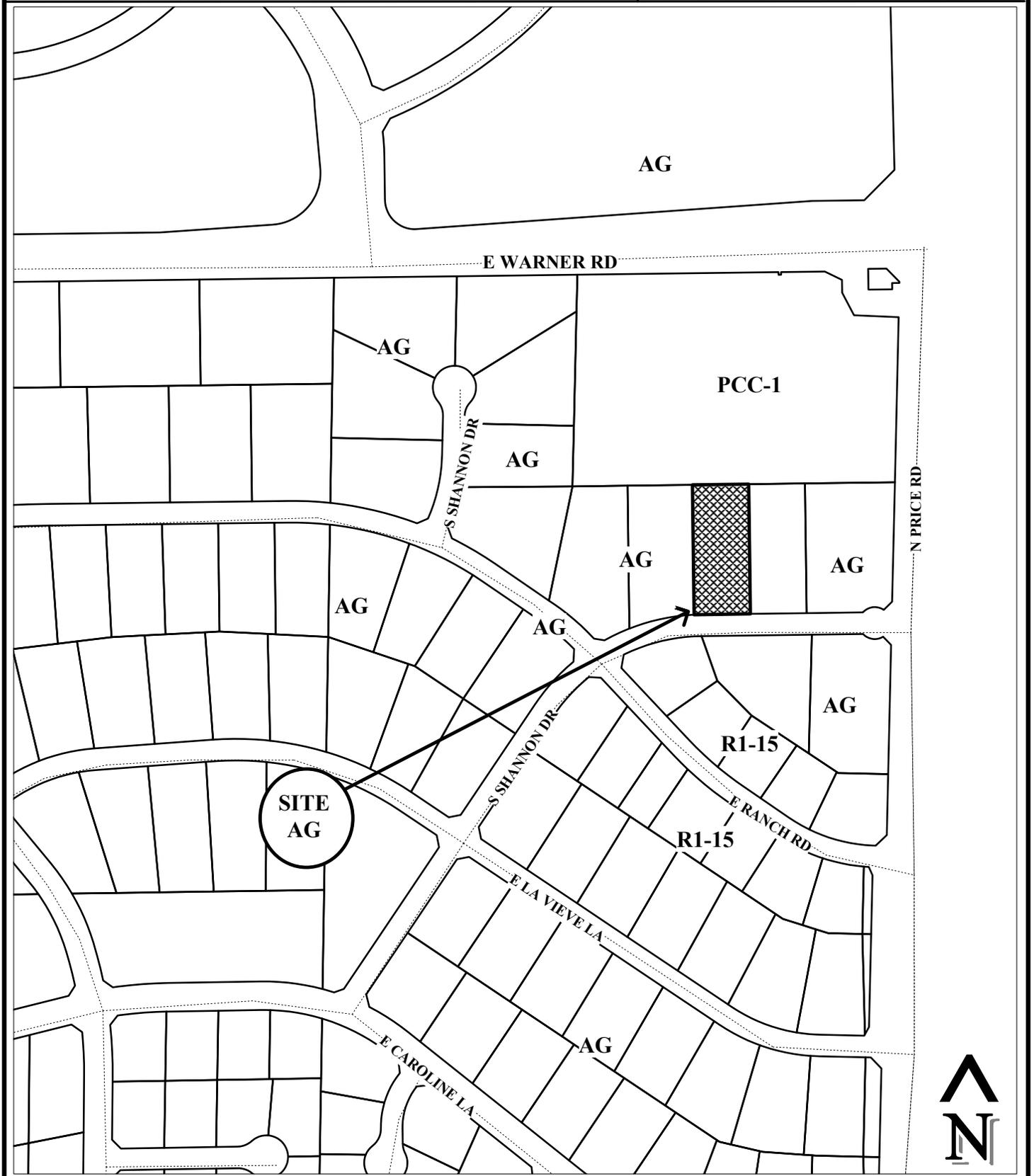
Owner – Colleen Junck
Applicant – Terry Thomas / Legacy Custom Building and Remodeling
Existing Zoning – AG, Agricultural District
Lot Size - 38,991 s.f. / .90 acres
Existing Home area – 7,548 s.f.
Proposed Accessory Bldg. Area - 580 s.f.
Existing Home Height - 18'- 7"
Proposed Accessory Bldg. Height - 15'- 3"
Rear Yard Setback - 35 feet
Side Yard Setback - 20 feet
Existing Lot Coverage – 19.4%
Proposed Lot Coverage – 20.8%
Lot Coverage Allowed - 25%

ZONING AND
DEVELOPMENT
CODE REFERENCE:

Section 3-401 – Accessory Buildings, Uses and Structures
Section 4-202 – Development Standards for Residential Districts
Section 6-308 – Use Permits

JUNCK RESIDENCE

PL080129



Location Map



JUNCK RESIDENCE (PL080129)



7750 East ...ding
Suite 4
Scottsdale, Arizona 85260
Phone; 480-991-1993
Fax; 480-991-3004
e-mail; info@legacyaz.com

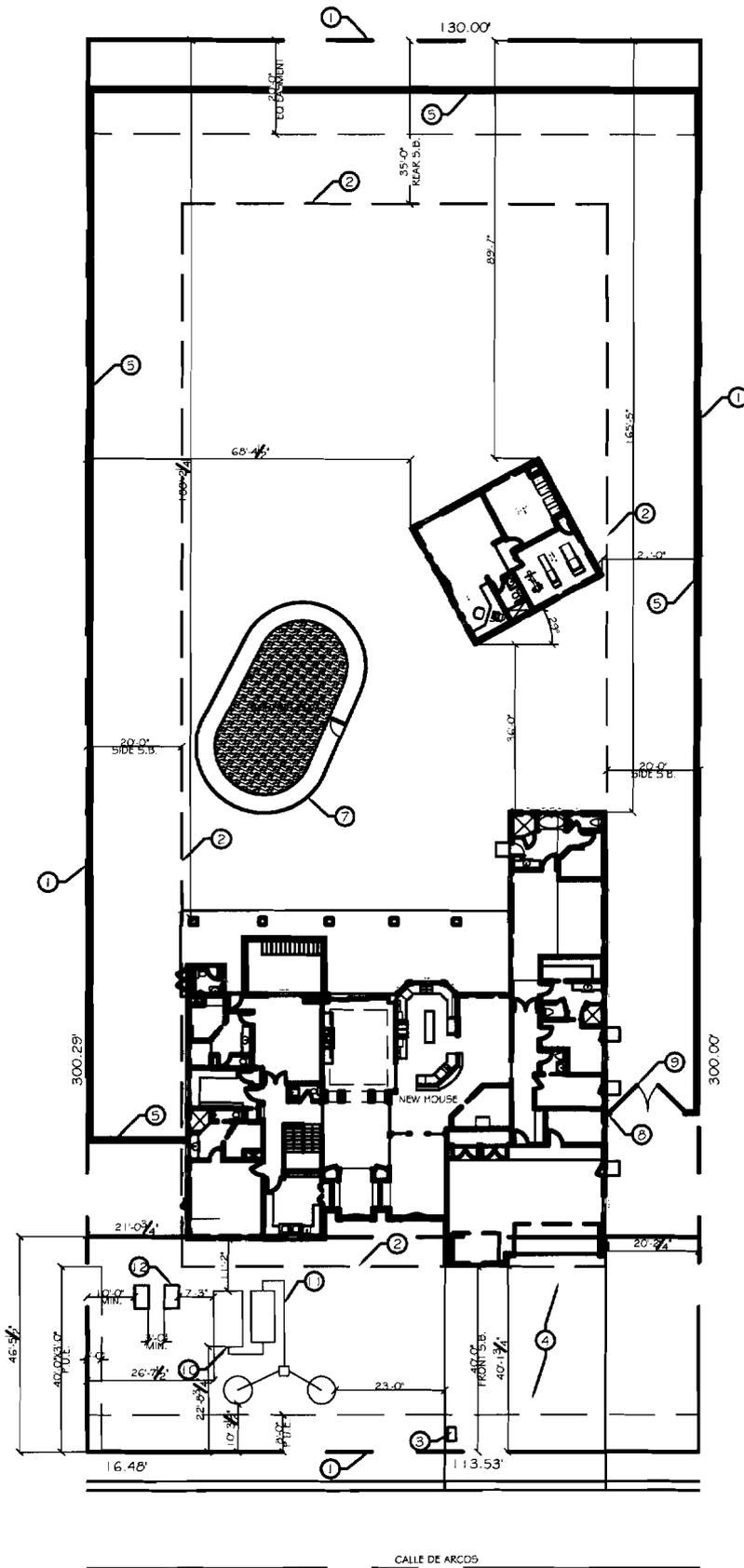
To Whom it may concern:
Re: Junck Residence – 2138 E. Calle De Arcos

This use permit is being requested for the above mentioned property to allow the construction of a detached accessory structure in the rear yard. This building will be 580 sq. ft. and will include the following area. General living – to be used for entertaining at the pool and for family functions. Office area – to be used as a home office during summer to allow supervision of children & future grandchildren at the pool. Pool bath – to serve as the bathroom / changing area for the pool. Tack room – to service as storage space for riding supplies and other various equestrian equipment. This structure will match the architecture of the house and will not be visible from the street. Many similarly sized detached structures can be found in the in the neighborhood already.

Sincerely
Terry N. Thomas

A handwritten signature in cursive script that reads 'Terry N. Thomas'.

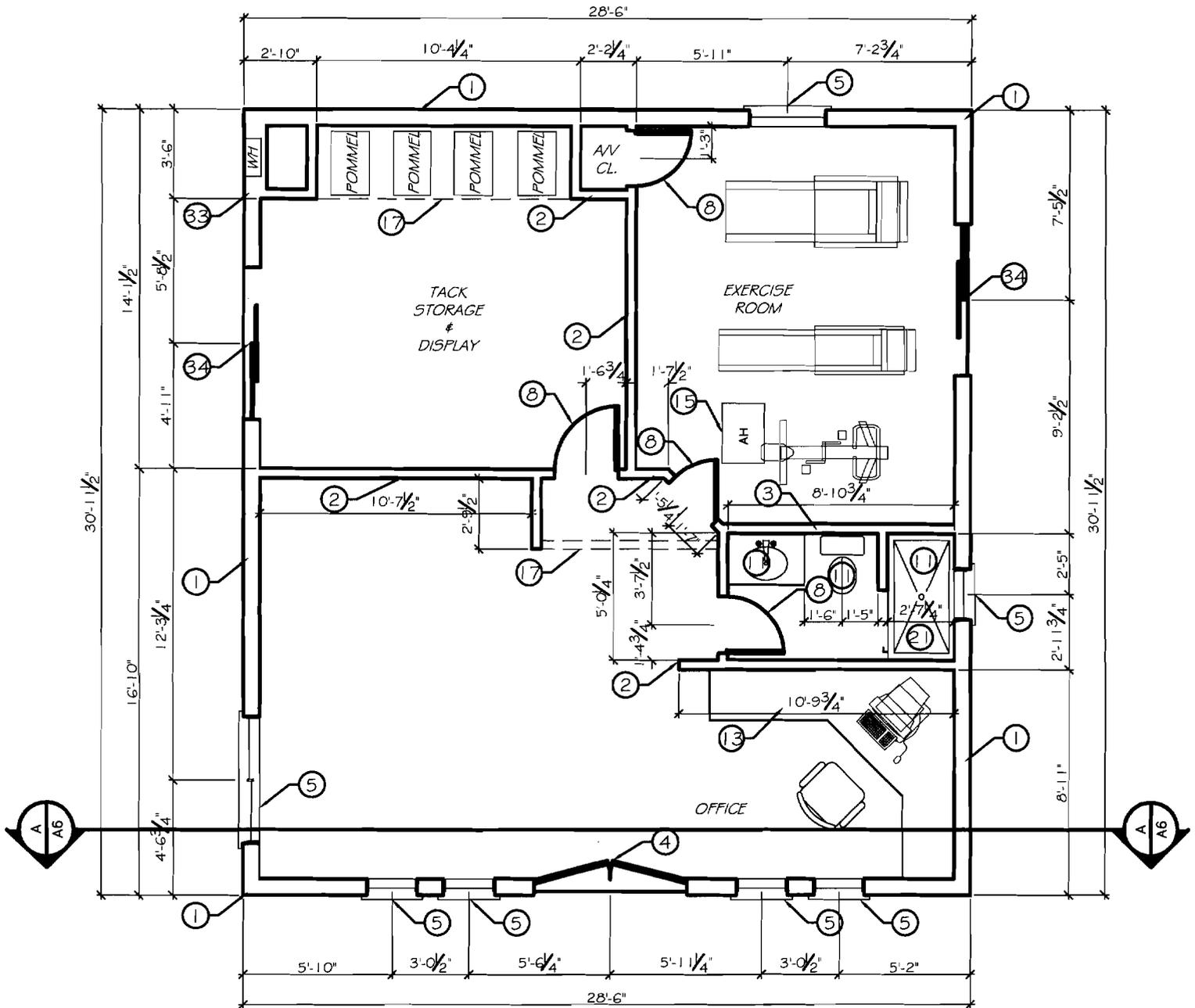




Client	
JUNCK RESIDENCE 2138 E. CALLE DE ARCOS TEMPE, AZ. 85284	
Date:	4-8-08
Engineer:	

L LEGACY
Custom Building & Remodeling, Inc.

7750 EAST GELDING DRIVE
SCOTTSDALE, ARIZONA 85260
Phone (480) 991-1993



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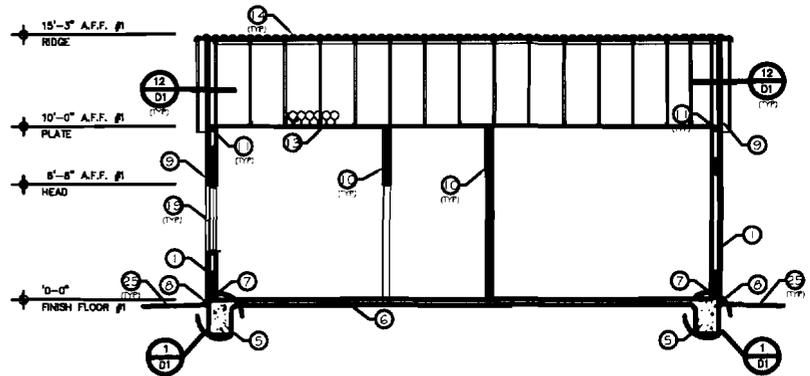
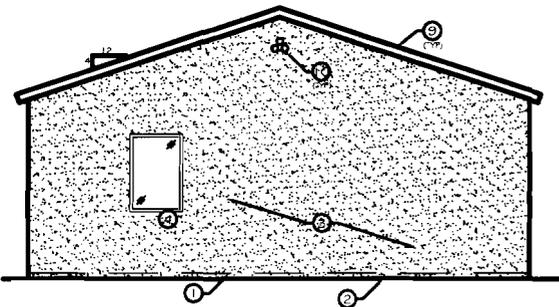
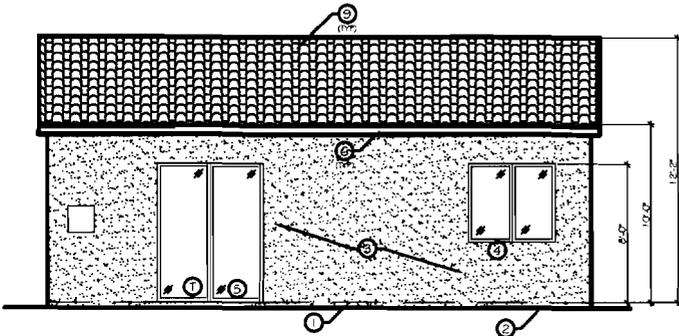
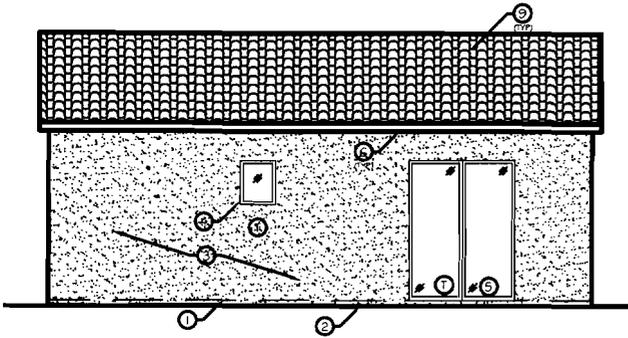
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EXTERIOR ELEVATION KEY NOTES.

1. LINE OF EXISTING FINISH FLOOR. NEW TO MATCH EXISTING.
2. LINE OF EXISTING FINISH GRADE.
3. NEW WESTER ONE-KOTE STUCCO SYSTEM OVER 2x6 EXTERIOR WALL. 1/2\"/>
- 4. NEW WINDOWS TO BE MILGARD OR EQUAL, DUAL PANE, GAS FILLED, LOW-E, KCAA 1007.
- 5. NEW FRENCH DOORS TO BE MILGARD OR EQUAL, DUAL PANE, GAS FILLED, LOW-E.
- 6. NEW FASCIA - PAINTED.
- 7. PROVIDE RADUS END 2\"/>
- 8. EXTERIOR W.P. LIGHT FIXTURE. CONFIRM WITH OWNER PRIOR TO INSTALLATION.
- 9. NEW SPANISH TILE ROOFING TO BE TAZGE OR EQUAL, 12\"/>
- 10. NEW CLAY TILE GABLE VENTILATION. PROVIDE INSECT SCREEN BEHIND ALL VENTS. SEE DETAIL 1100.
- 11. STUCCO PROJECTION TO BE 2\"/>
- 12. RAILING AT EXISTING STAIR TO BASEMENT.
- 13. 4\"/>
- 14. LOCATION OF ELECTRICAL PANEL AND METER. SEE SHEET E1-4 E2 FOR MORE DETAILS.
- 15. GARAGE DOORS TO BE OVERHEAD DOOR COMPANY STOCK # 2 OR EQUAL. COLOR & FIN. TO MATCH EXISTING. PROVIDE 1\"/>
- 16. SOLID CORE EXTERIOR DOOR.
- 17. NEW ENTIRE ROOFING MATERIAL WITH MINERAL SURFACE AT PATIO ROOF. SLOPE TO 1/2\"/>
- 18. WOOD FRAMED CHIMNEY WITH STUCCO FINISH AND 6.5\"/>



Client

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 2138 E. CALLE DE ARCOS
 TEMPE, AZ. 85284

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JUNCK RESIDENCE

2138 E CALLE DE ARCOS

PL080129

LOCATION OF POOL CABANA



JUNCK RESIDENCE

2138 E CALLE DE ARCOS

PL080129

FRONT OF RESIDENCE



JUNCK RESIDENCE

2138 E CALLE DE ARCOS

PL080129

**REAR YARD OF PROPERTY – VIEW TO
SOUTHEAST – LOCATION OF POOL CABANA**