

Staff Summary Report



Hearing Officer Hearing Date: May 6, 2008

Agenda Item Number: 12

SUBJECT: This is a public hearing for a request by **LIESEGANG RESIDENCE (PL080130)** located at 4521 South Forest Avenue, for one (1) use permit.

DOCUMENT NAME: 20080506dsac03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **LIESEGANG RESIDENCE (PL080130)** (Craig Liesegang, applicant/property owner) located at 4521 South Forest Avenue in the R1-6, Single Family Residential District for:

ZUP08061 Use permit to allow an accessory building (work shop).

PREPARED BY: Alan Como, Planner II (480-350-8439)

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

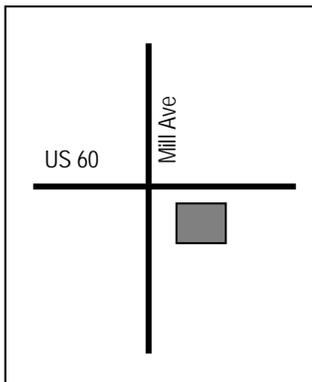
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The Liesegang Residence is requesting a use permit allow a detached accessory building and carport behind the main residence along the east (rear) property line, located at 4521 South Forest Avenue in the R1-6, Single Family Residential District. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. 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
- 4-5. Site plan
- 6-7. Elevations
- 8-9. Staff Photograph(s)

COMMENTS:

The Liesegang Residence is requesting a use permit to allow a detached accessory building and carport behind the main residence along the east property line, located at 4521 South Forest Avenue in the R1-6, Single Family Residential District. The building and carport structure exceed 200 s.f. and eight (8) feet total height, which per Section 3-401 of the Zoning and Development Code qualifies as an accessory building. The building will be a workshop/storage shed for Mr. Liesegang's tools and a space for him to work on various hobbies. The carport will provide space to work on outdoor projects and will be covered storage of the family's bikes and motor scooters. The building will be ten feet (10') by sixteen feet (16') and the carport will also be ten feet (10') by sixteen feet (16'), and is designed to match the existing house.

To date, no public input has been submitted for this request

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area in the R1-6, Single-Family Residential District. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test 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;
 - This is an accessory building use in single family residential district; there should be no nuisances within this residential zoned area.
- 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. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d) Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses

Conclusion

Staff recommends approval of the use permit, subject to conditions.

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 compatible in design, materials and color with main (existing) dwelling.
3. Detached structure not to be used for living quarters. Detached carport not to be used for permanent vehicle parking.
4. Install eight inch (8") address numerals on east elevation, to provide visibility of address from alley.

HISTORY & FACTS: None related to this case

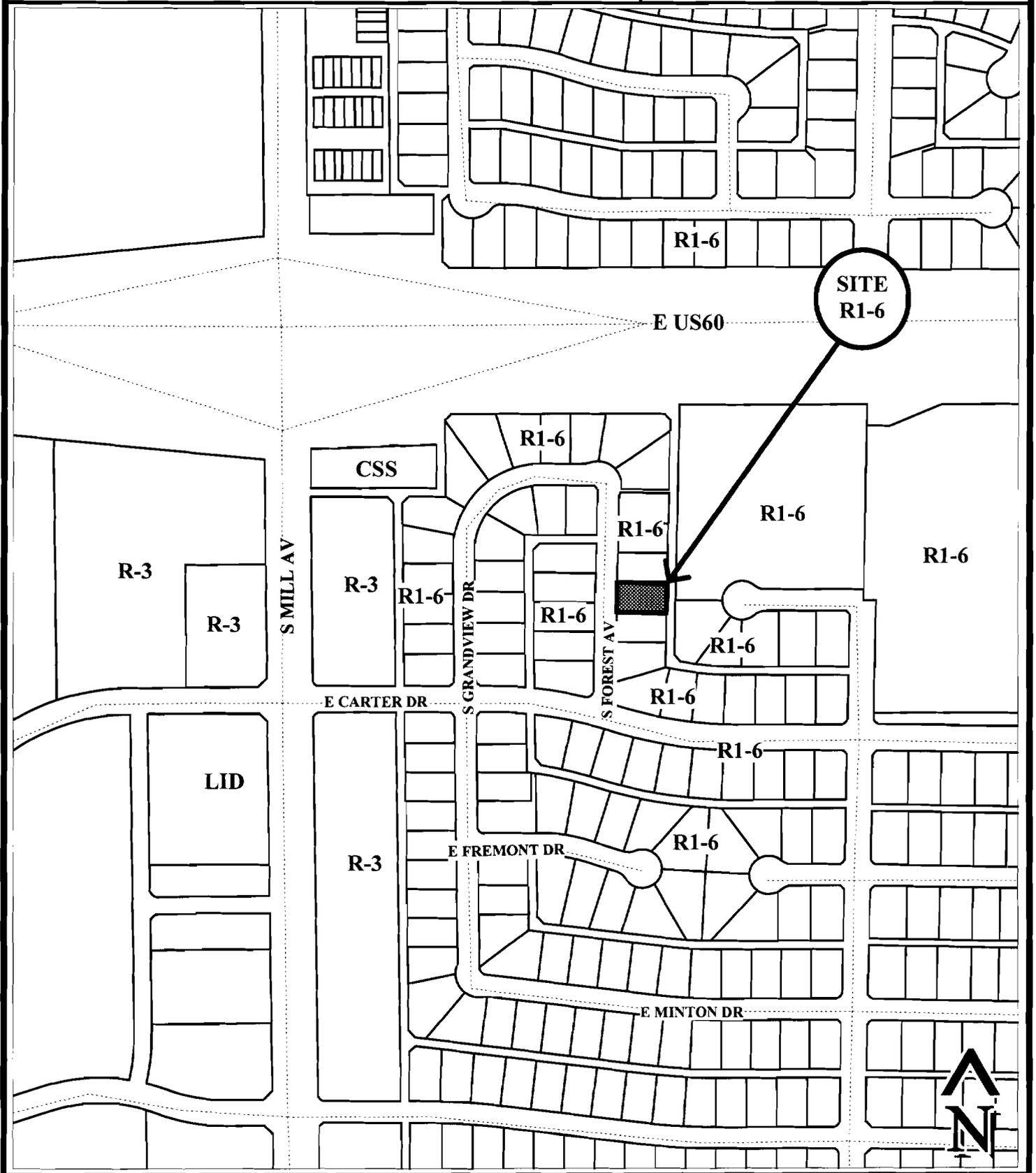
DESCRIPTION: Owner – Craig Liesegang
Applicant – Craig Liesegang
Existing Zoning – R1-6, Single Family Residential District
Existing House – approximately 1680 s.f
Lot Size – approximately 7935 s.f
Existing lot coverage – 21%
Proposed structure – 320 s.f
Proposed lot coverage – 25%
Max allowable lot coverage – 45%

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 3-401- Accessory Buildings, Uses and Structures
Part 6, Chapter 3, Section 6-308 – Use Permit

LIESGANG RESIDENCE

PL080130





LIESEGANG RESIDENCE (PL080130)

LIESEGANG, CRAIG A

4521 South Forest Avenue
Tempe AZ 85282
Phone (602)770 7274
Craigliesegang@msn.com

April 7, 2008

**City Of Tempe
Development Services
31 East Fifth Street
Tempe AZ 85280**

To whom it may concern:

This letter is in regards to a use permit submittal for a workshop addition to my property at the above mentioned address.

The purpose of the workshop is to allow for additional storage space for the tools of my trade, and to allow me to have an enclosed area in which to work on my hobbies. The 'carport' to the north of the workshop is to allow a covered workspace for outdoor tasks and to give the workshop have a more residentially friendly appearance. It will also be used as a storage area for our bicycles and motor scooters to keep them secured and out of the front of the house carport.

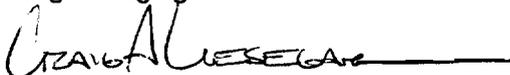
Primary access to the workshop will be from the house/yard area and from a gate on the north side of the house that leads to the front carport. Additional traffic in the alley behind the home will be minimal.

Work performed in the workshop and the carport area will not contribute to any additional nuisance to the neighborhood, nor will it cause any neighborhood deterioration. It will not result in any disruptive behavior that may cause a nuisance to the surrounding area or general public. The work performed in the workshop will not be any more that what has been performed by myself on the property during the last 3 ½ years that I have occupied it.

The workshop and carport will be built in a manner that will compliment the architecture of the existing structure. It's low pitch roof and matching paint color will give it the appearance that it has always been a part of the neighborhood.

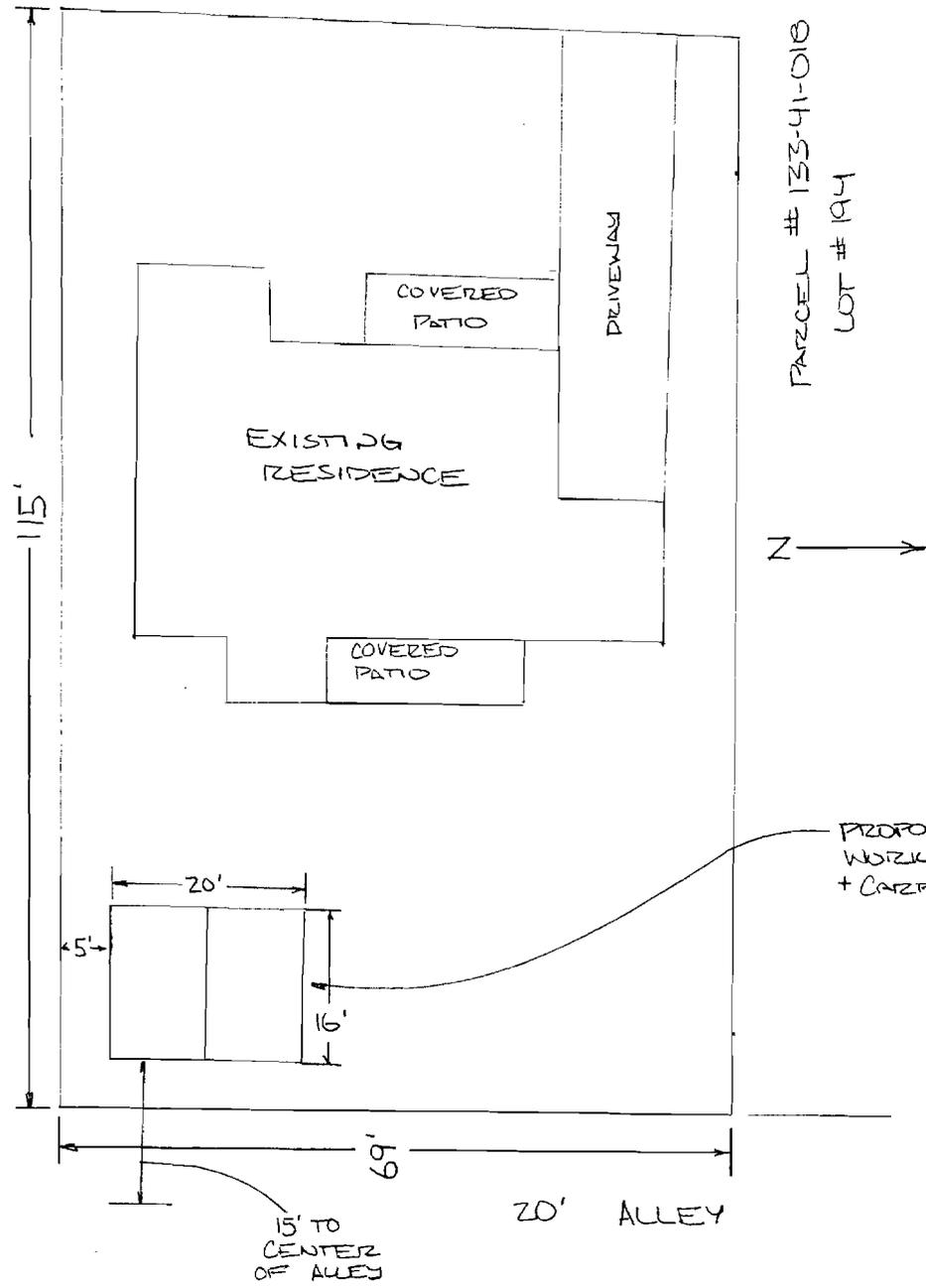
Sincerely,

Craig A Liesegang



LIESEBAND, CRAIG
4521 S. FOREST
TEMPE AZ 85202
SITE PLAN 1"=20'

FOREST AVE



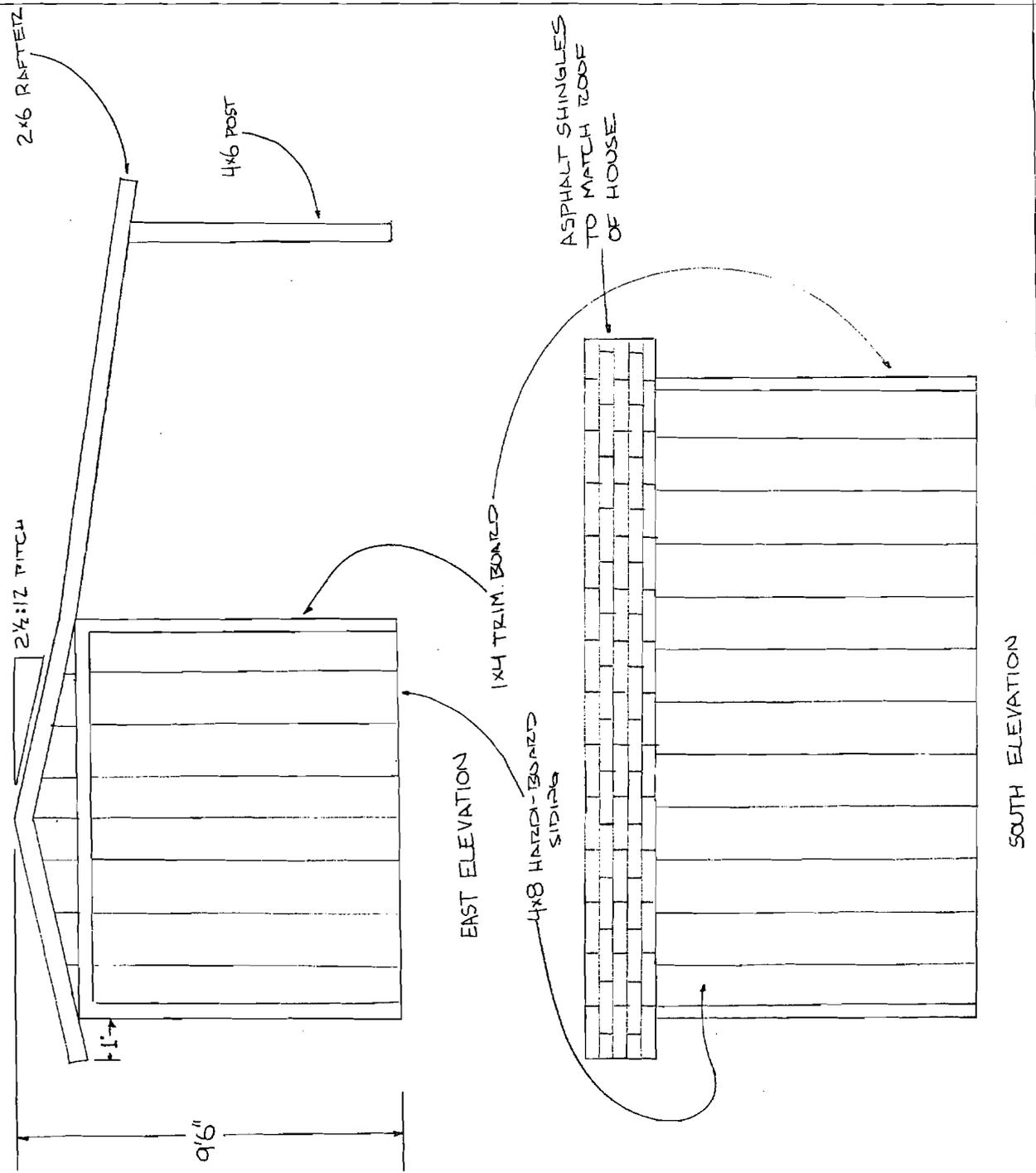
PARCEL # 133-41-018
LOT # 194

N →

PROPOSED
WORKSHOP
+ CARPORT

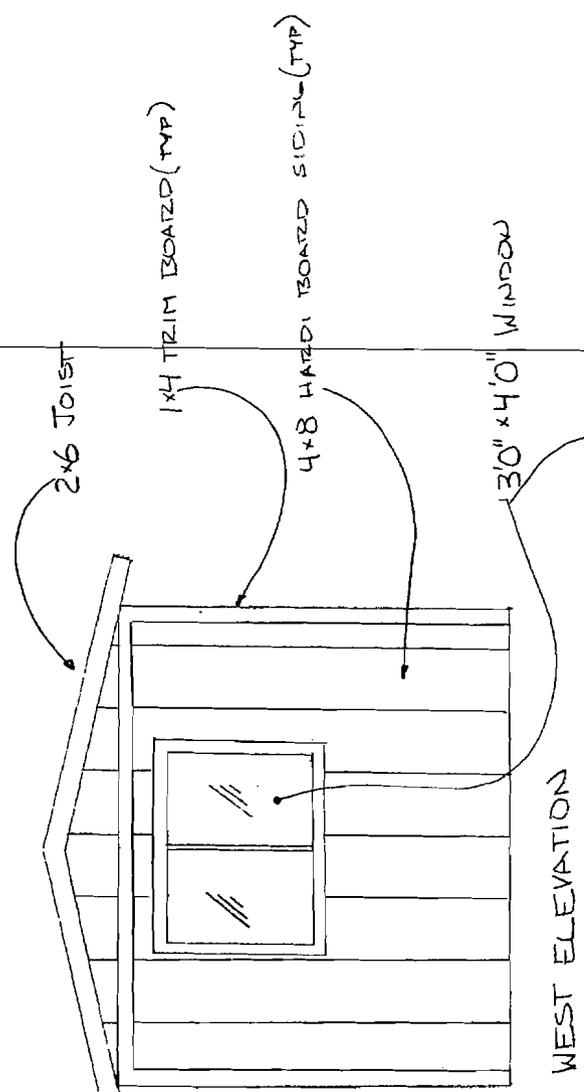
15' TO
CENTER
OF ALLEY

THE LIEBERG
 WORKSHOP FOR RESIDENCE
 4521 S. FOREST
 TEMPE AZ 05202
 ELEVATIONS 1/4" = 1'

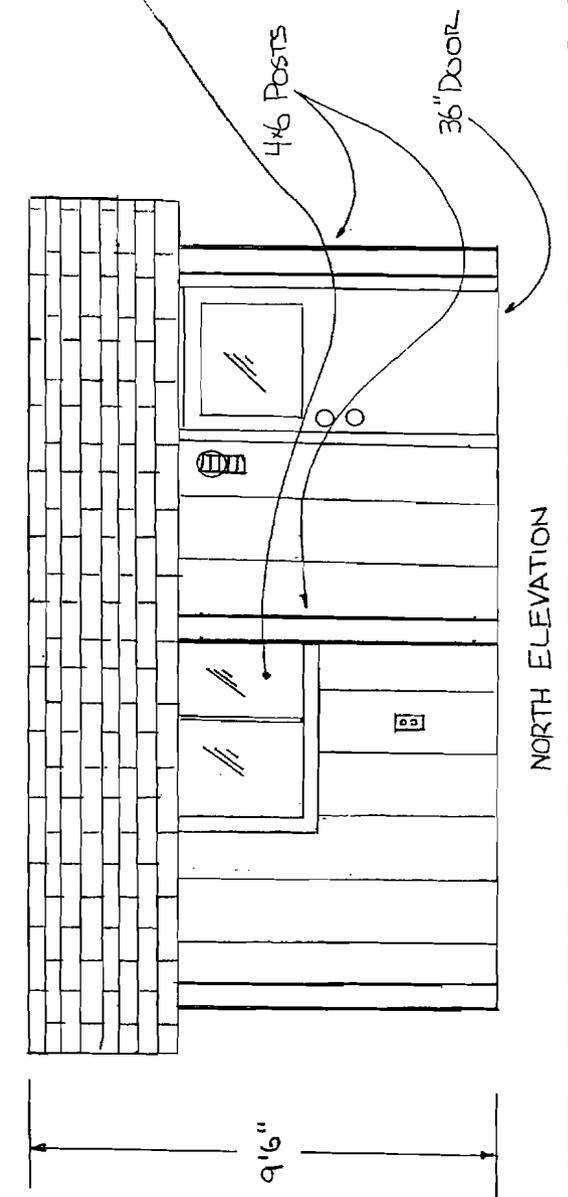


WORKSHOP FOR THE
 LIESEGANG TRES
 4521 S. FOREST
 TEMPE, AZ 05202

ELEVATIONS 1/4"=1'



WEST ELEVATION



NORTH ELEVATION



LIESEGANG RESIDENCE

4521 S FOREST AVE

PL080130

FRONT OF RESIDENCE



LIESEGANG RESIDENCE

4521 S FOREST AVE

PL080130

REAR OF RESIDENCE