

Staff Summary Report



Hearing Officer Hearing Date: June 17, 2008

Agenda Number: 7

SUBJECT: This is a public hearing for a request by the **MONTES RESIDENCE (PL080185)** located at 2316 West Riviera Drive for one (1) use permit.

DOCUMENT NAME: 20080617dssl01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **MONTES RESIDENCE (PL080185)** (Arturo Montes, applicant/property owner) located at 2316 West Riviera Drive in the R1-6, Single Family Residential District for:

ZUP08094 Use permit to allow an accessory building (storage building).

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

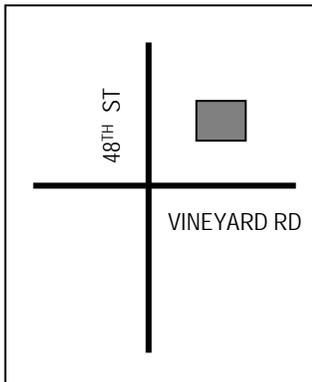
REVIEWED BY: Steve Abrahamson, Planning and Zoning Coordinator (480-350-8359) *Sh*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1

ADDITIONAL INFO: The Montes Residence is requesting a use permit for a detached accessory building located at the northeast corner of their lot adjacent to the main residence. The building will be used for storage of household items. Staff recommends approval of the use permit in that it is compatible with the existing residence and meets the necessary criteria. To date, no public input has been received.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval; Conditions of Approval; History & Facts
3. 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. Elevation
7. Staff Photograph(s)

COMMENTS:

The Montes Residence is requesting a use permit for a detached accessory building located at the northeast corner of their lot adjacent to the main residence. The property is a large pie shaped lot which abuts the western canal to the north. The proposed building will be used as a storage building for household items, and is designed to complement the house in design, material and color.

.Use Permit

The Zoning and Development Code requires a use permit for accessory buildings that exceed two hundred square feet (200 s.f.) in area and/or eight (8) feet in height. The structure must be placed at the required building setback for the district. The proposed structure is approximately three-hundred and twenty-two square feet (322 s.f.) in building area, ten feet (10') in height and is located outside the required building setbacks for the R1-6, Single Family District. This use permit request meets all applicable tests in the following manner:

- 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;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed building is compatible with surrounding structures the uses.

Conclusion

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

REASON(S) FOR APPROVAL:

- 1. The use appears to be compatible with the building, site and adjacent property.
- 2. Accessory building approved for storage use only. Not to be a habitable structure.

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 final clearances from the Building Safety Inspections Division for building construction and installation.

HISTORY & FACTS:

February 11, 2008.	The Building Safety Division issued a building permit for a 690 s.f. accessory building for the McLoughlin Residence.
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DESCRIPTION:

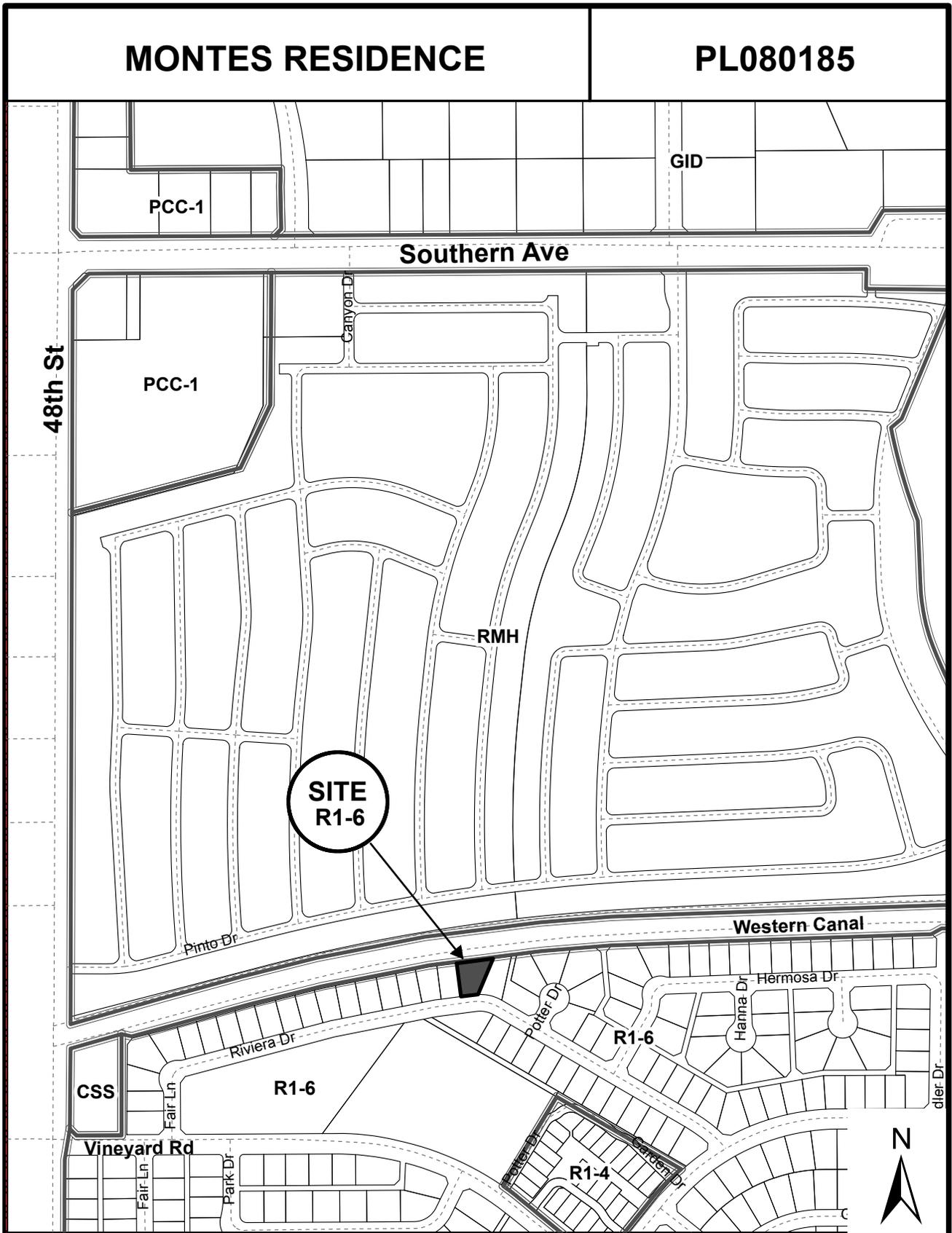
Owner –Arturo Montes
Existing Zoning – R1-6, Single Family Residential District
Original Building Permit issued- August 1, 1977
Lot Size –8081 s.f., .186 acres
Existing Building- 1360 s.f.
Proposed Accessory Bldg. Area – 322 s.f.
Existing Building Height - 14'
Proposed Accessory Bldg. Height – 10'
Rear Yard Setback - 28 feet
Side Yard Setback - 7 feet
Existing Lot Coverage – 16.81%
Proposed Lot Coverage – 20.86%
Lot Coverage Allowed - 45%

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

MONTES RESIDENCE

PL080185



Location Map



MONTES RESIDENCE (PL080185)

May 19, 2008

RE: NTC#1P080064

To Whom It May Concern:

In reference to the notice we received on 04/24/08 from the City Of Tempe, Developmental Services Department.

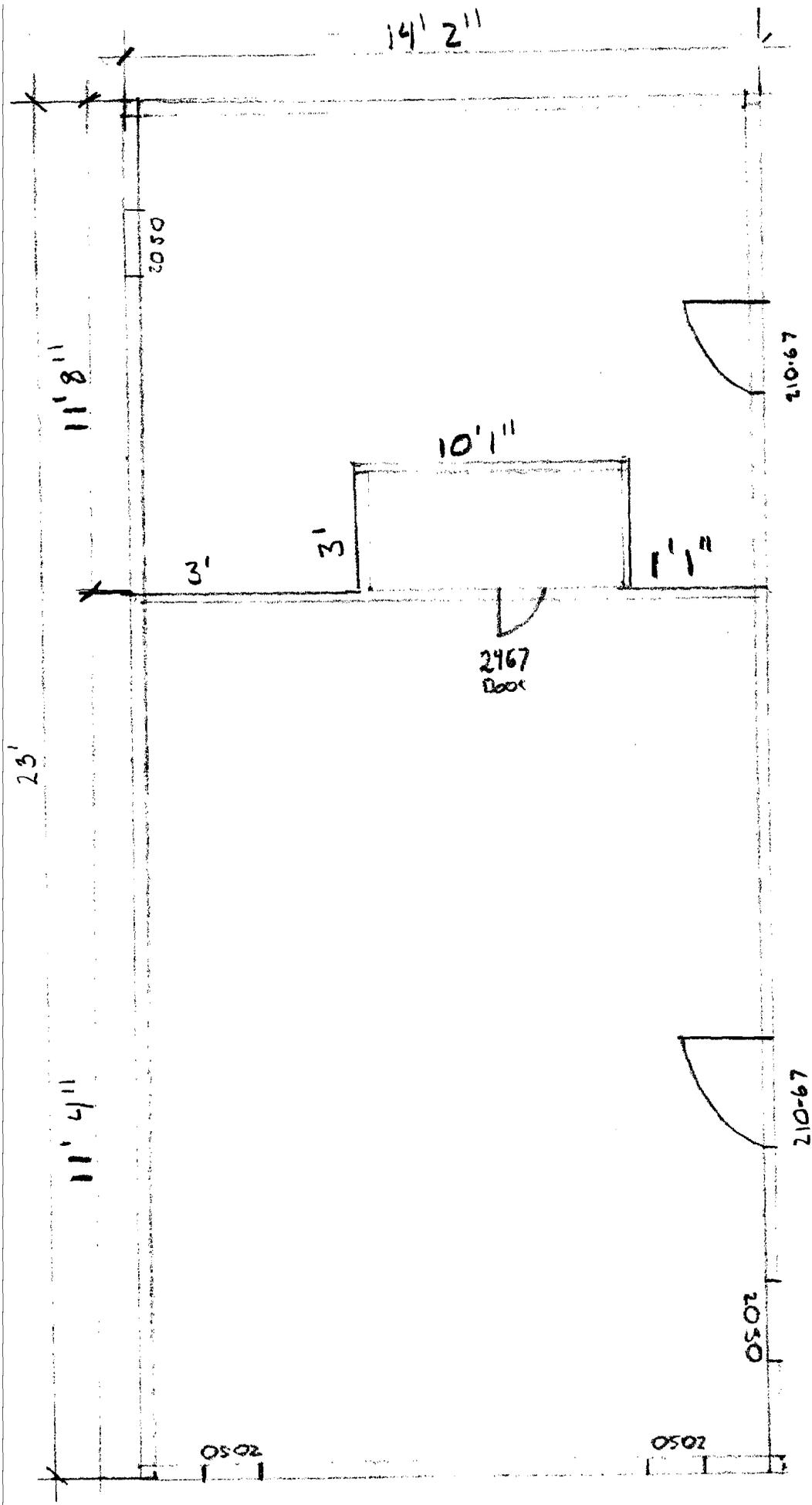
We Arturo and Norma Montes are the residents of 2316 W. Riviera Dr. Tempe, AZ 85282.

We would like inform the city that we would like to construct a storage room in our back yard for storage purposes only. Attached is an application for the permit that is needed for the storage room we would like to complete.

Any questions please call us at (602) 454-1312.

Sincerely,

Arturo Montes and Norma Montes



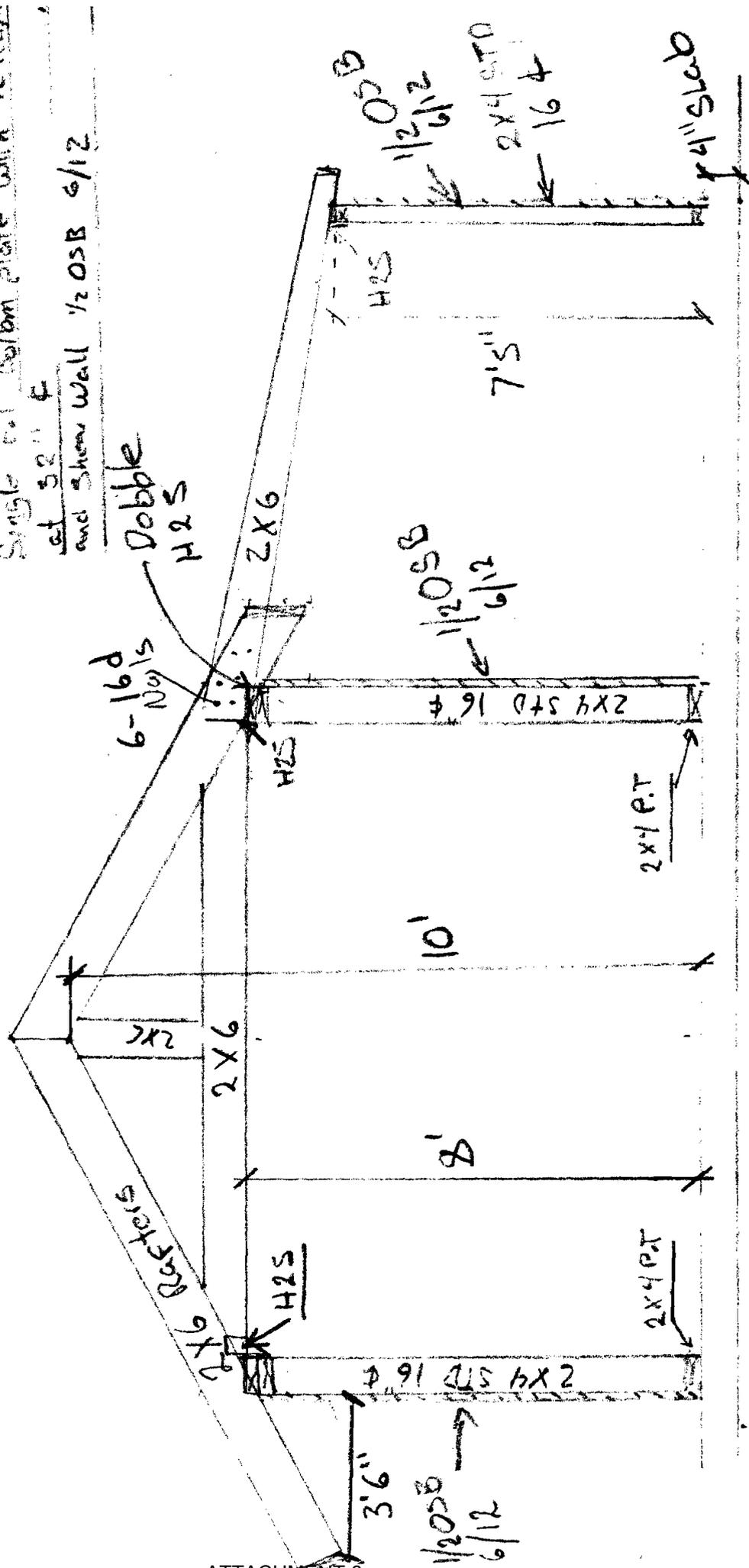
Floor Plan



Roof
 2x6 Rafters at 24 OC w/H2S
 1/2 OSB Nail at 6/12

Wall

2x4 STD 16# w/2 10d nail Bottom
 and Top Double Top Plate and
 Single PT Bottom plate with 1/2 red/H
 at 32" #
 and Shear Wall 1/2 OSB 6/12



West and East Wall



MONTES RESIDENCE

2316 WEST RIVIERA DRIVE

PL080185

FRONT OF RESIDENCE