

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by **PRECISION DIE AND STAMPING (PL070420)** located at 1744 West 10th Street for one (1) variance.

DOCUMENT NAME: 20080520dssd03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **PRECISION DIE AND STAMPING (PL070420)** (Sam McGuffin/Cawley Architects, applicant; Precision Die & Stamping, property owner) located at 1744 West 10th Street in the **GID, General Industrial District** for:

VAR08010 Variance to reduce the street side yard setback from twenty-five (25) feet to twelve (12) feet.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

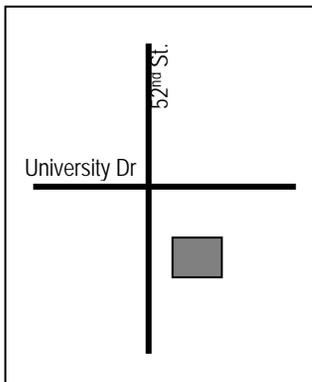
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: Precision Die and Stamping is requesting a variance to reduce the west street side yard setback from twenty-five (25) feet to twelve (12) feet for a new building addition. The existing building was constructed in 1975 when the street side yard setback was twelve (12) feet. Today, the street side yard setback is twenty-five (25) feet, hence the request for variance. Staff recommends approval of the variance due to special circumstances or evidence indicating potential loss of substantial property rights.



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)
- 3-4. Letter of Intent
5. Site plan
6. Elevations
7. Original 1975 Site Plan
8. Staff Photograph(s)

COMMENTS:

Precision Die and Stamping is requesting a variance to reduce the west street side yard setback from twenty-five (25) feet to twelve (12) feet for a new building addition. The existing building was constructed in 1975 and the street side yard setback was twelve (12) feet. Today, the street side yard setback is twenty-five (25) feet, hence the request for variance. The new addition will be used for manufacturing and will provide inside storage space, thus replacing the outdoor storage yard. The existing streetscape will not be altered by a twelve (12) foot setback. All of the existing landscape had been installed within the twelve (12) foot setback. Staff recommends approval of the variance due to the special circumstance; original building constructed at a twelve (12) foot setback and today's twenty-five (25) foot setback would attribute to a potential loss of substantial property rights.

To date, staff has received no public input to this case.

Neighborhood Meeting

No neighborhood meeting is required due to no residential uses within three hundred (300) feet.

Variance

The Zoning and Development Code requires a variance to reduce the street side yard setback from twenty-five (25) feet to twelve (12) feet in the GID, General Industrial District.

Evaluating the variance, the proposal does not appear to meet the criteria for approving the variance:

- a. There are special circumstances or conditions applying to the land, building, or use referred to in the application;
 - The applicant has indicated that the special circumstance is the original building was built with a twelve (12) foot street side yard setback.
- b. That authorizing the variance is necessary for the preservation and enjoyment of substantial property rights;
 - A reduction of the required street side yard setback from twenty five (25) feet to twelve (12) feet is necessary for enjoyment of substantial property rights.

Conclusion

Staff recommends approval of the variance, subject to conditions of approval

REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas
2. The proposed use appears to be compatible with surrounding uses.
3. The original building was constructed at a twelve (12) foot setback. Applicant wants to keep new addition in line with original building.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

- 1. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
- 2. All required permits and clearances shall be obtained from the Building Safety Division.
- 3. The applicant shall submit for Development Plan Review for the new building addition. Site Plan, Landscape Plan and Elevations to be approved prior to Building Permit submittal.

HISTORY & FACTS:

May 16, 1974 Building Permit issued for new building.

January 20, 2005 City of Tempe adopts a new Zoning and Development Code; the GID requires a street side yard setback of twenty-five (25) feet.

DESCRIPTION:

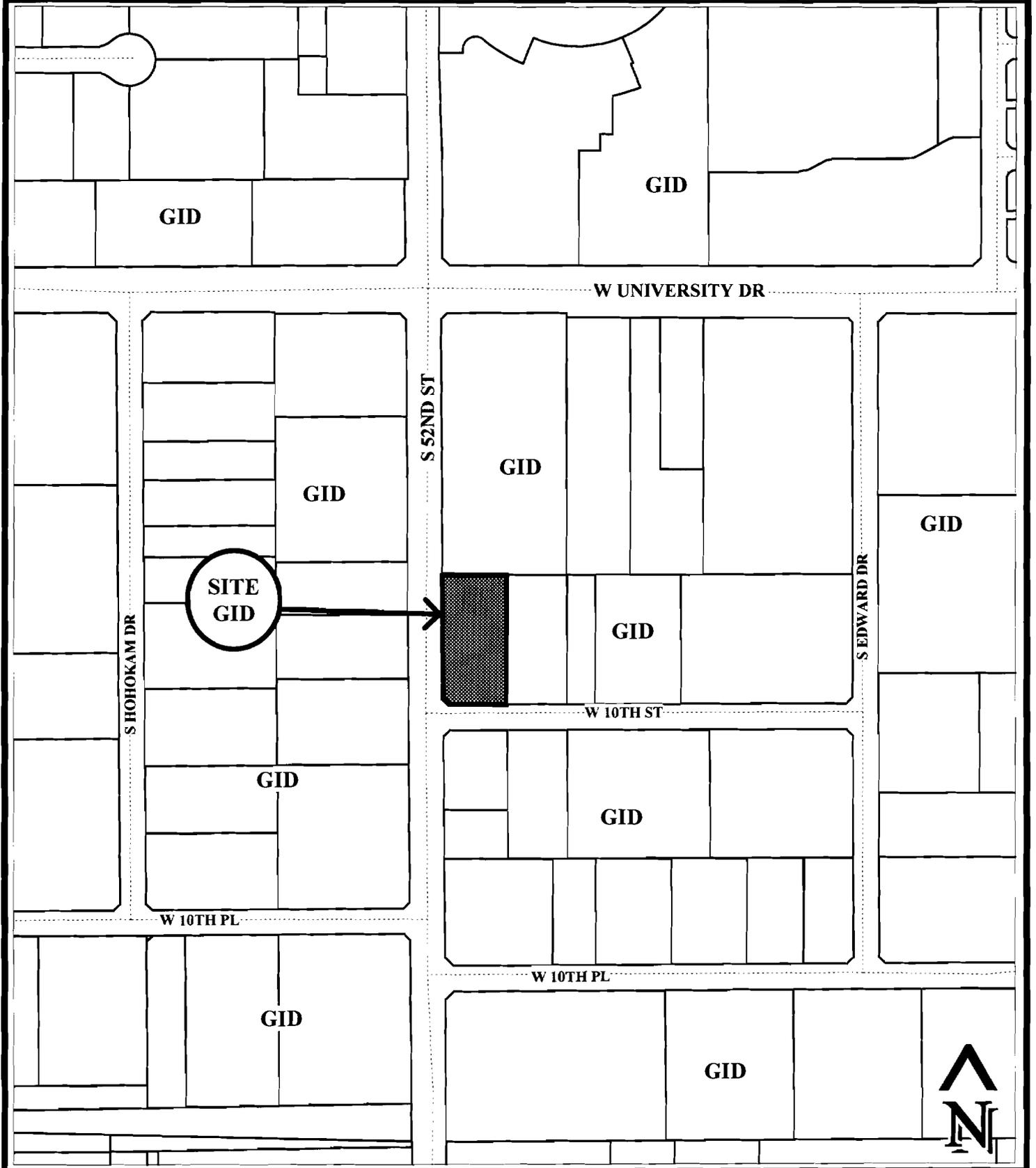
Owner – Precision Die and Stamping
Applicant – Sam McGuffin/Cawley Architects
Existing Zoning – GID, General Industrial District
Lot Area – 44,517 s.f. / 1.02 acres
Existing Building Area – 14,464 s.f.
Proposed Addition Area – 8,523 s.f.
Total Building Area – 22,987 s.f.
Building Height – 25'-4"
Maximum Lot Coverage – No Standard
Proposed Lot Coverage– 50 %
Required Side Yard Setback – 25'
Proposed Side Yard Setback – 12'
Parking Required– 31 spaces
Parking Provided – 34 spaces

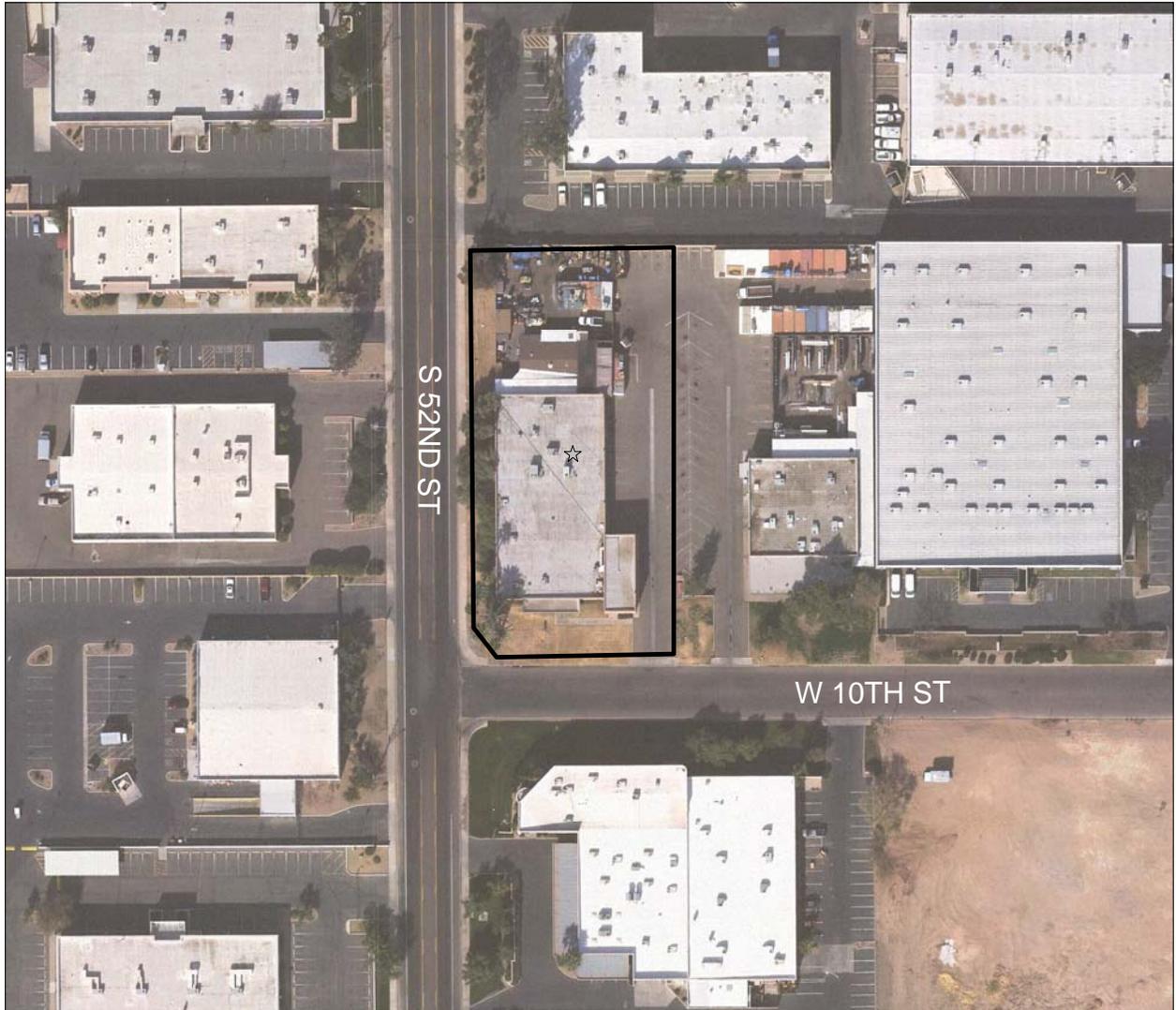
**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 6, Chapter 3, Section 6-309
Variance

PRECISION DIE AND STAMPING

PL070420





PRECISION DIE & STAMPING (PL070420)



To: Board of Adjustment
City of Tempe

From: Garry D. Brinkley
Cawley Architects, Inc.

Subject: Precision Die and Stamping

Date: April 22, 2008

LETTER OF EXPLANATION AND JUSTIFICATION

Board Members:

We are requesting relief from the zoning ordinance requirement of a 25'-0" building setback along 52nd Street to a 12'-0" building setback for an 8,500 s.f. addition to an existing 14,000 s.f. building. The requested 12'-0" setback will match the setback of the existing building.

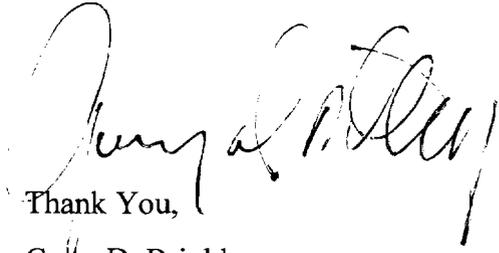
The explanation / justification for our variance request is as follows:

The existing building has a 12'-0" building setback along 52nd Street, there currently is an existing 6'-0" high "yard" fence that is aligned with the north west corner of the existing building (so, currently there is only 12'-0" from the existing "yard" wall and the west property line). The west wall of our proposed addition would replace the existing "yard" wall and would not change the existing landscaping or the area of the existing landscaping along 52nd Street. We feel that the existing 12'-0" setback along 52nd street is a "special" existing circumstance which was not self imposed.

This variance is necessary for the preservation and enjoyment of substantial property rights. The property owner requires additional square footage for his growing business. He is proposing this addition with the intent of "improving" the property by removing the existing "storage yard" and replacing it with the proposed building addition. This proposed addition will improve the visual appeal of the property / neighborhood and will allow the business to grow.

As indicated above, there is currently only 12'-0" of setback at the existing building along 52nd Street. This request will not be detrimental to the neighborhood or adjacent properties. We are only asking that the new building addition be allowed to align with the pre-existing setback for the existing building.

Thank you, in advance, for your consideration.

A handwritten signature in black ink, appearing to read "Garry D. Brinkley". The signature is fluid and cursive, with the first name being the most prominent.

Thank You,

Garry D. Brinkley
Cawley Architects, Inc.



GENERAL NOTES

- SEE STRUCTURAL CHANGES FOR LAYOUT REVISIONS.
- SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS.
- SEE STRUCTURAL CHANGES FOR CONTROL JOINT LOCATIONS.

MATERIAL KEY

MATERIAL DESCRIPTION

(B1) 1/2" THICK BRASS BRUSHED 24" X 8" X 1/2" ON ALL SIDES

(B2) 1/2" THICK BRASS BRUSHED 24" X 8" X 1/2" ON ALL SIDES

(B3) 1/2" THICK BRASS BRUSHED 24" X 8" X 1/2" ON ALL SIDES

(B4) 1/2" THICK BRASS BRUSHED 24" X 8" X 1/2" ON ALL SIDES

(B5) 1/2" THICK BRASS BRUSHED 24" X 8" X 1/2" ON ALL SIDES

GLAZING KEY

MATERIAL COLOR / FINISH

FRAMES 24" X 8" 1/2" BRASS BRUSHED

EXTERIOR GLASS 7' X 11' X 1/2" BRASS BRUSHED

1. SEE WINDOW LOCATIONS INDICATED BY PANEL NUMBER.
 2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

NO. OF WINDOW LOCATIONS **NO. OF WINDOW TYPES** **NO. OF WINDOW TYPES**

(1) COLOR ONE DUNK EDWARDS

(2) COLOR TWO DUNK EDWARDS

(3) COLOR THREE DUNK EDWARDS

(4) COLOR FOUR DUNK EDWARDS

(5) COLOR FIVE DUNK EDWARDS

MATERIALS

WALL PANEL LIGHT

FRAMES LIGHT

FRAMES DARK

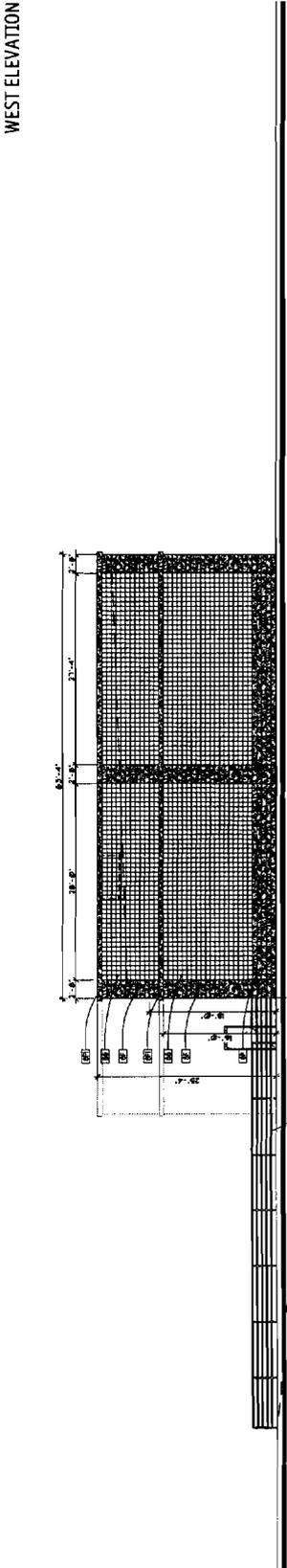
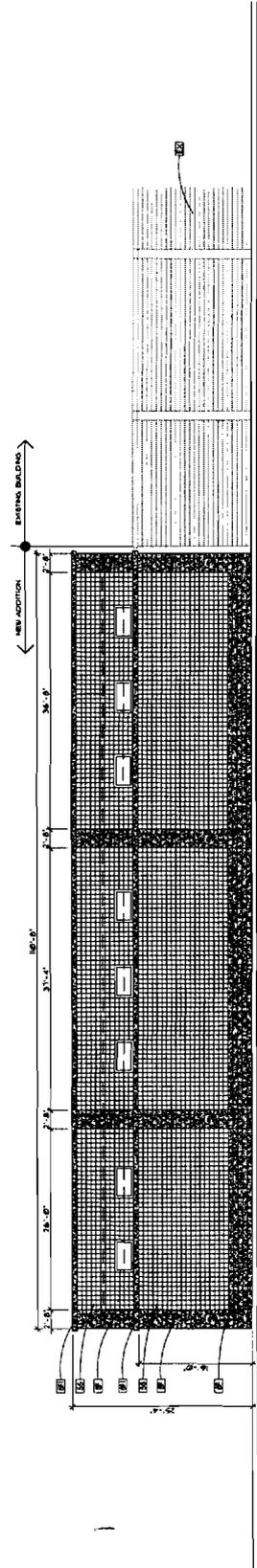
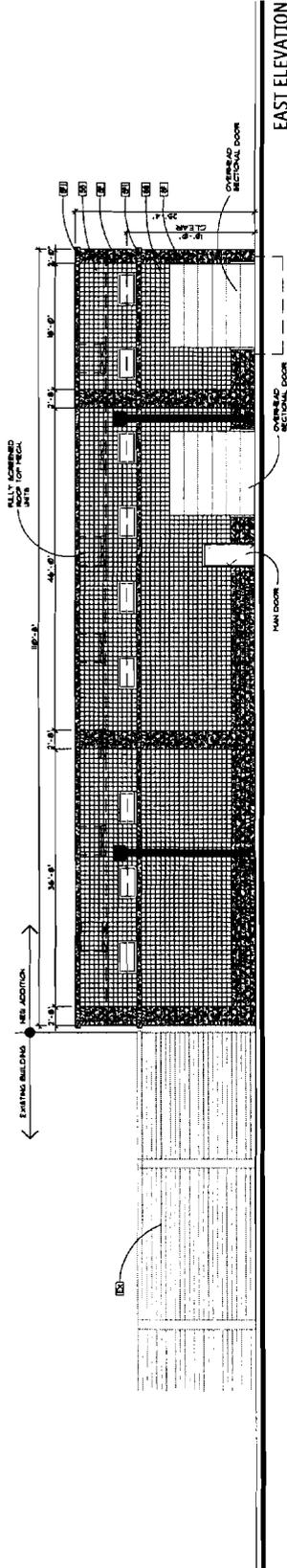
FRAMES MESH

FRAMES MESH

FRAMES MESH

FRAMES MESH

1. PAINTER TO PROVIDE A THREE COLOR MATCH WITH ALL EXISTING SURFACES. ALL PAINTS TO BE SELECTED BY ARCHITECT.
 2. MATERIALS FOR PRODUCTS TO MATCH ADJACENT MATERIALS. NO WHITE OR OFF WHITE COLORS.
 3. PAINTER TO PROVIDE A THREE COLOR MATCH WITH ALL EXISTING SURFACES. ALL PAINTS TO BE SELECTED BY ARCHITECT.
 4. PAINTER TO PROVIDE TWO COLOR MATCHES TO ALL EXISTING MATERIALS. ALL PAINTS TO BE SELECTED BY ARCHITECT.



EXTERIOR ELEVATIONS



PRECISION DIE AND STAMPING

1744 WEST 10TH STREET

PL070420

FRONT OF BUSINESS