Staff Summary Report

Tempe

Hearing Officer Hearing Date: May 1, 2007 Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by the ROWLEY RESIDENCE (PL070041) located at 948 South Ash Avenue for one (1) use permit and two (2) variances.

DOCUMENT NAME: 20070501dssl01 PLANNNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the ROWLEY RESIDENCE (PL070041) (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP07016 Use permit to allow tandem parking for a multi-family project.
VAR07006 Variance to reduce the north side yard setback from 10 feet to 3 feet.
VAR07007 Variance to reduce the west rear yard setback from 15 feet to 4 feet.

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

REVIEWED BY: Steve Abrahamson, Senior Planner (480-350-8359)

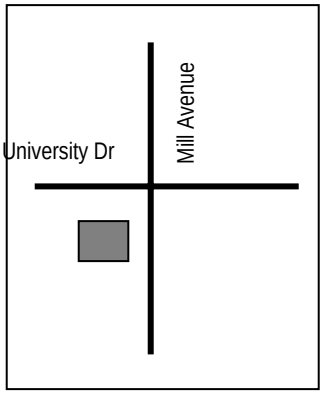
FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Denial

ADDITIONAL INFO: The Rowley Residence is requesting approval of two (2) setback variances, from the side and rear property lines, for a detached two story addition and a use permit to allow tandem parking on the site (the Zoning and Development Code requires multi-family sites to obtain a use permit to tandem park on the site). This request was previously approved, on appeal, by the Board of Adjustment on November 21, 2005. The applicant received Design Review approval on June 5, 2006 and submitted for building permits on October 5, 2006, but did not successfully complete the plan check process; as required by condition of approval. All previous approvals for variances and use permit have lapsed. Staff does not support variances and use permit as requested in this application. To date, staff has received two (2) letters in opposition to this request. In accordance with the Zoning and Development Code requirements, the applicant held a neighborhood meeting on March 5, 2007. The applicant resubmitted corrections for previously red-lined plans to the Building Safety Division on April 3, 2007; as of the writing of this report the plans have not been reviewed due to high volume within the plan check process.



ATTACHMENTS:

1 List of Attachments
2. Comments; Reason(s) for Denial
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

A. Location Map(s)
B. Aerial Photo(s)
C. Letter of Intent
D. Site plan
E. Floor Plan
F. Applicant Photograph(s)
G. Staff Photograph(s)
H. Letters of Opposition

COMMENTS:

The applicant is seeking approval of two (2) setback variances and use permit for the property located at 948 S. Ash Avenue. This request was previously approved, on appeal, by the Board of Adjustment on November 21, 2005. The applicant received Design Review approval on June 5, 2006 and submitted for building permits on October 5, 2006, but did not successfully complete the plan check process; as required by condition of approval. All previous approvals for variances and use permit have lapsed.

The setback variances and use permit are for a two story structure with two dwelling units on the second floor and a double car garage and carport on the first floor. The first floor of the structure was constructed, in 1963, as a detached double garage and carport. The second story addition was constructed in 2004 without prior approvals from the Planning and Zoning and Building Safety Division, subsequently, a stop work order was issued to the property owner.

Variance

The first story of the structure, the garage/carport, was constructed legally with building permits and had a legal non-conforming setbacks of five feet one inch (5'-1") from the north side property line and eight feet six inches (8'-6") from the west rear property line. The setbacks for the garage, at the time of permitting, were consistent with setbacks for other detached structures in the vicinity. The second story addition further reduces the rear and side yard setbacks for an exterior staircase on west elevation and vertical support structures.

Staff has concerns with the massing of the expansion and the proximity to the side and rear property lines. The two story structure, adjacent to the rear and side property lines, is out of character with the surrounding area and is imposing on the neighboring properties. We do not support the variances in this application. The legal non-conforming setbacks for the detached single level garage and carport were compatible with other existing structures in the neighborhood. The second story addition expanded the structure beyond what is permitted to maintain the legal non-conforming status, thus, the new construction must comply with current ordinance standards. In applying tests for approval of variances; we do not find evidence to support the variances requested. There are no special circumstances or conditions affecting this building land or use to warrant approval of these variances; the authorizing of the variance(s) is not necessary for the enjoyment of substantial property rights; authorizing of the variance(s) may be materially detrimental to the surrounding area.

Use Permit

They are also seeking a use permit to allow tandem parking on the site (the Zoning and Development Code requires multi-family sites to obtain a use permit to tandem park). In general, tandem parking by use permit in low density multi-family projects is compatible. Tandem parking fits the single family character of the surrounding area. However, we do not support the use permit as requested in this application because the tandem parking solution is an integral part of the project design, and is not approvable without support of the project as a whole.

Public Input

To date, staff received one (1) inquiry in by telephone regarding this project and two (2) letters of opposition.

Conclusion

Staff recommends denial of the setback variances and use permit.

REASON(S) FOR DENIAL:

1. No special circumstances or conditions applying to the land, building or use exist.

2. The authorizing of the variance is not necessary for the preservation and enjoyment of substantial property rights.

3. Authorization of the variance(s) could be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

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 driveway to be a minimum of seventeen (17) feet width to accommodate two parking spaces (8.5' x 18' standard). Locate all parking spaces behind the front yard and street side yard setbacks.

2. Obtain all necessary clearances from Design Review and Building Safety Division.

HISTORY & FACTS:

June 4, 1963. The subject property was issued a building permit for a double garage and carport.

May 25, 2004. A notice to comply was issued to the subject property for illegal construction of a second story addition.

September 20, 2005. The Hearing Officer continued this case to the October 5, 2005 agenda.

October 5, 2005. The Hearing Officer denied the request for two (2) variances and use permit for the Rowley Residence.

November 21, 2005. The Board of Adjustment approved the appeal of the Hearing Officer decision and approved two setback variances and use permit for the Rowley Residence subject to the following conditions:

1. The driveway to be a minimum of seventeen (17) feet width to accommodate two parking spaces (8.5' x 18' standard). Locate all parking spaces behind the front yard and street side yard setbacks.
2. Obtain all necessary clearances from Design Review and Building Safety Division within ninety days, by 01/05/06.

April 3, 2007 The Hearing Officer continued the request for two (2) variances and a use permit for the Rowley Residence with direction to the applicant to make progress in obtaining the building permit for the structure.

DESCRIPTION:

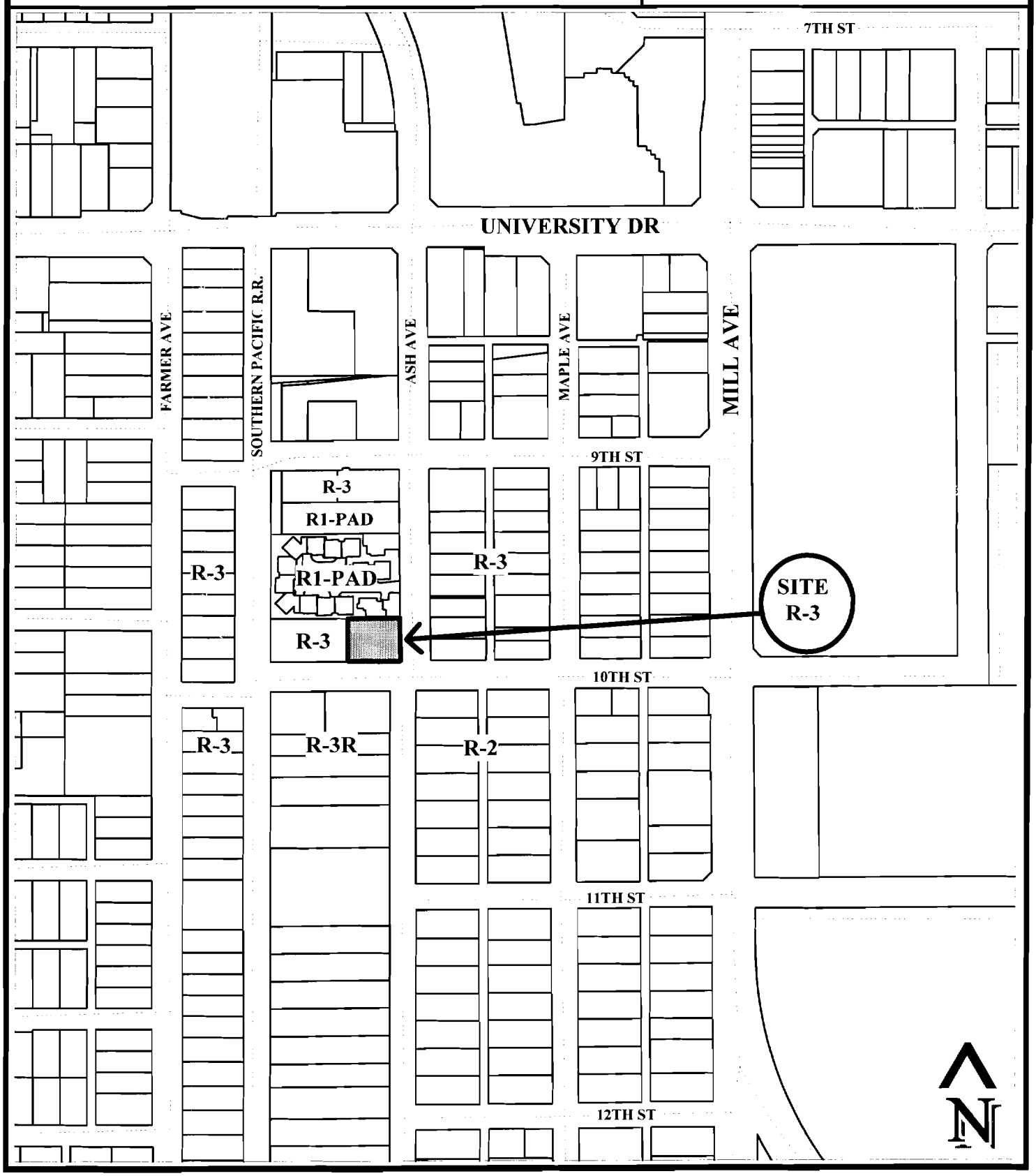
Owner – Chris Rowley
Applicant – Steve Briggs/TEBO LLC
Existing zoning – R-3, Multi-Family Residential Limited District
Lot Size- .27 net acres
Existing Dwelling- 3004 s.f.
Proposed Addition- 2709 s.f
Lot Coverage- 47%
Number of Dwelling Units Allowed- 3
Number of Dwelling Units Proposed- 5
Parking Required- 7 spaces
Parking Provided-7 spaces

ZONING AND DEVELOPMENT CODE REFERENCE:

<u>Citations of Code Requiring Use Permit(s) & Variance(s):</u>
Part 4, Chapter 2, Section 4-202B.
Part 6, Chapter 3, Section 6-308 and Section 6-309

Tempe

ROWLEY RESIDENCE	PL070041



Location Map

ROWLEY RESIDENCE (PL070041)

TEBO L.L.C. ARCHITECTURE

RECEIVED FEB - 5 2007

1-31-06
City of Tempe
Re: Rowley Residence Addition
948 South Ash
TEBO Job Number 0477

Narrative of Design Rationale

This project is an addition of a second floor on an existing detached garage structure. The original one story garage was built with a permit in 1963. This second floor addition was built without a permit and has a stop work notice currently in effect. This project has been approved through the variance process and we are now ready for the design review application.

This residence is one of Tempe's nicest well preserved historic residences in the older part of town. The property under its current ownership received a Home Beautification award in 2002 from the City of Tempe. Like most of the older properties this house has undergone several remodels and additions over the many years of its existence. The detached garage is one of these additions. The position of the addition to this structure is a natural area for this improvement to happen. The surrounding properties are both of two story configuration and this structure helps to provide privacy to this residence. The addition was done tactfully without mimicking the historic residence.

The materials used are wood siding and trim. The detail of the windows and color of the addition match the historic residence.

We have received approval from the board of adjustment for these requests last year. Due to our inability to secure the building permits within the 6 month period our approval has lapsed. No changes to the site have happened since our last approval.

Our property owner has submitted to the entire review process as an attempt to bring his addition current to all codes and ordinances while maintaining historic character and minimal impact. This property owner is also active in the Maple Ash Neighborhood and a volunteer for neighborhood beautification project. If there are any questions related to this rationale, please feel free to contact me for further information.

Respectfully,

Robert Biggs, Architect
TEBO LLC

916 West Lynwood Street Phoenix, Arizona 85007 602-254-0151

TEBO L.L.C.
ARCHITECTURE

1-31-07

Re: Rowley Residence Addition
948 South Ash Avenue
BA050078

Dear Neighbor,

As you are aware, the property listed above has been through the City process for Use Permit and Variance. We were granted both after appealing the Hearing Officer's decision to the Board of Adjustment. Our approval at the Board of Adjustment was for a period of 6 months. Due to our inability to obtain the building permits within that period of time, the approvals have lapsed. We are required to re-submit for the use permit and variance to the Hearing Officer.

The new Hearing is will be held in the Council Chambers, 31 East Fifth Street, on Tuesday, **March 6, 2007** at 1:30 P.

There will be a neighborhood meeting at 948 South Ash Avenue on Monday **February 19,2007** at 5:30 pm. If you have questions about the case, or wish to discuss the City requirements, you may also contact me at 602-254-0151.

Respectfully,

Robert Briggs Architect
TEBO LLC

916 West Lynwood Street Phoenix, Arizona 85007 602-254-0151

ROWLY RESIDENCE

GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS IMPLIED COMPLETE WORK IN PLACE. ARCHITECT SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY WORK PORTION OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, OR ABBREVIATIONS OF THE SAME.
2. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FIELD.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE OF WORK.
4. WHERE A MATERIAL, SYSTEM OR ASSETS, ALL PARTS AND NECESSARY FASTENERS TO COMPLETE THE SYSTEM SHALL BE PROVIDED AND INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
5. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD AND NOTIFY ARCHITECT IF DISCREPANCY EXISTS PRIOR TO COMMENCEMENT OF RELATED WORK.
6. WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
7. CONTRACTOR TO INSTALL OWNER SUPPLIED EQUIPMENT IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS, AT DESIGNED LOCATIONS. VERIFY SERVICE REQUIREMENTS OF EACH PIECE OF EQUIPMENT BEFORE INSTALLATION.
8. CONTRACTOR TO USE ALL TIMES THE USED FOR ELECTRICAL, BLACK OUTS, STRUCTURAL, SUPPORTS, OR OTHER PROJECT ACCESSORIES.
9. IF IS THE OPTION OF THE CONTRACTOR TO REPORT A COMPLETE AND FINISHED JOB. ANY DISCREPANCY OF EXISTING WORK THAT NORMALLY IS REQUIRED TO COMPLETE THE WORK OR IS REQUIRED BY ORDINANCE SHALL BE PROVIDED AND FINISHED AS IF SPECIFICALLY NOTED AT AN ADDITIONAL COST.
10. NO ATTACHMENT OR OTHER MADE IN WORK PLANES TO REPAIR OR SUPPORT ASSETS OF RESPONSIBILITY BETWEEN GENERAL CONTRACTOR, TENANT, OR OWNER. IF IS THE RESPONSIBILITY OF THOSE PARTIES TO COORDINATE THEIR REQUIREMENTS, PROVIDING OF THE WORK WITH THE OWNER, TO AVOID DUPLICATIONS, SCHEDULING PROBLEMS, AND DELAYING.
11. PROVIDE ADEQUATE CONCEALED BLOCKING AND BACKBOARDS FOR CEILING AND WALL MOUNTED EQUIPMENT, ACCESSORIES, CABINETS, AND CONTROLS.
12. DRAWINGS TO VERIFY ALL SIZE AND PLACE THEIR OWN CALCULATIONS AS TO THE NATURE OF THE WORK.
13. ALL WORK TO BE PERFORMED TO CODE BY LICENSED CONTRACTORS PERFORMING WORK OF THEIR SPECIFIC TRADES SKILL.
14. ANY ALTERATIONS TO THESE PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ANY CHANGES BEING PERFORMED.

GENERAL SPECIFICATIONS

1. DESIGN LOADS: CONCRETE: DLE 10, 300 PCF; 2 PSF., BOULARDS 3 PSF, 5/8" GYP 1.2 PSF, 1/2" GYP. ON CEILING 1.5 PSF, 1/2" AND C 1.1 PSF. PRE-FABRICATED TRUSS 3.0 PSF, MISC. 3 PSF, = DEAD LOAD OF 70 PSF.
   LIVE LOAD = 70 PSF (RESIDENTIAL). SNOW LOAD 14 PSF, 70 MPH WIND SPEED, EXPOSURE C, SEISMIC: ZONE 2 (S=.05)

   FOUNDATIONS: SPECIFIED FOUNDATION SHALL REST ON FIRM UNDISTURBED SOIL 18" MIN. BELOW FINISH GRADE. ALLOWABLE BEARING VALUE = 1500 PSF

   CONCRETE: MIX TO DRY SHRINKAGE 2000 PSI.
   SLAB ON GRADE 3000 PSI, FOUNDATION 2500 PSI
   REINFORCING: BARS AND LANDSCAPE = 60,000 PSI
   BARS AND SHEELIES: FY = 40,000 PSI

   BOLTS: ASTM
2. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, FORMS, OR GRADE BEAMS TO AVOID EXCESSIVE STRESS AND TO VOID STRUCTURAL DAMAGES IN PLACE DURING ERECTION. BRACE PROVIDERS SHALL REMAIN IN PERMANENT PLACE. SUPPORTS PERMANENT REPAIRS ARE ENGINEER TO ENSURE THE SAFETY OF THE PARTIALLY ERECTED STRUCTURE.

SOILS / FOUNDATIONS

1. ALL FOOTINGS ARE TO BE POURED AT NOT LESS THAN 1'-0" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE UNLESS OTHERWISE EXCEPTED. SOILS HAVING A MINIMUM BEARING CAPACITY OF 1500 PSF PER TOTAL LOAD.
2. NOT USED
3. NOT USED
4. PROVIDE FIVE YEAR (GUARANTEED) TERMITE PROTECTION AND DECAY PROTECTION PER CODE.
5. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT FINISH.

CONCRETE

1. 6" = 2500 PSI AT 28 DAYS. MAXIMUM WATER 7 1/2 GALLONS PER SACK OF CEMENT.
2. CEMENT PER ASTM STANDARD. TYPE 1.
3. CONCRETE MACHINE MIX: 1 PART TO 3 PARTS TO 4 PARTS, WITH A MINIMUM OF FIVE SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, 7.5 GALLONS OF WATER (MAXIMUM) PER SACK OF CEMENT. CONCRETE TO REACH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
4. REINFORCING BARS ASTM A-615, TYPE 1 FY=60,000 PSI.
5. MORTAR MIX: 1 PART CEMENT, 3 PARTS SAND AND 1/10 PART MINIMUM HYDRATED LIME.
6. FILL MATERIAL AND TAMP FOR CONCRETE SLAB OF MINIMUM 4" THICKNESS ON GRADE WITH NOT LESS THAN 3 1/2" (ACTUAL) AT ANY POINT.
7. REINFORCING BARS AND WIRES, SHALL CONFORM TO ASTM A615. GRADE 40. REFORM BARS IN ACCORDANCE WITH LATEST ASTM SPECIFICATIONS.
8. CONCRETE CONTAINS FOR REINFORCING BARS 3" UNLESS REFORMED ANOTHER CLEARS AND 2" UNLESS EXPOSED TO EARTH AND PLACED IN FORMS.
9. CONCRETE SLAB FOUNDATIONS TO BE STEEL TRAVEL FINISH.

STEEL

1. STRUCTURAL STEEL: FY = 36,000 PSI
2. PIPE STEEL: FY = 35,000 PSI
3. TUBULAR STEEL: FY = 46,000 PSI
4. BOLTS: ASTM

ROOFING

1. CONCRETE UNDERLAYMENT MUST TALL OF MINIMUM, COLOR TO BE SELECTED BY OWNER, 1000 REPAIR JOBS ON GRADE, AND TO BE COMPATIBLE OF COLOR AND TEXTURE WITH EXISTING ROOFING ON MAIN HOUSE.

INSULATION

1. PLACE INSULATION IN WALLS BETWEEN FRAMING, AND IN ATTIC SPACES AS REQUIRED AND DETAILED ON TRUSSES DRAWINGS, MEETING THE FOLLOWING REQUIREMENTS:
   A. EXTERIOR WALLS - R-19 BATT
   B. ATTIC SPACE - R-30 BATT.

DOORS WINDOWS AND GLASS

1. DOORS - ALL INTERIOR DOORS TO BE SOLID CORE PAINT GRADE SET IN WOOD FRAMES UNLESS NOTED OTHERWISE.
2. WINDOWS - ALL WINDOWS TO BE WOOD FRAME, ALUM. CLAD, TRIPLE GLAZ. AS MANUFACTURED BY MARVIN.
3. GLASS - AS LISTED ON WINDOW SCHEDULE

GYPSUM BOARD

1. GYPSUM WALLBOARD SHALL BE 1/2" TYPE "X" AS LISTED ON PLANS IN LENGTHS AS LONG AS PRACTICAL TO MINIMIZE NUMBER OF JOINTS, UNLESS NOTED OTHERWISE ON DRAWINGS OF CODE. 5/8" TYPE "X" AT GARAGE CEILINGS AND WALLS.
2. NAILING TO BE AS CODE NOTES, SPACED AT 7" O.C. EDGES AND FIELD, NAILING TO BE INSPECTED PRIOR TO TAPING.
3. ALL CORNER CORNERS TO BE BULLNOSED.
4. ALL OFF. BUL. BUILDING REMAIN TILE SHALL BE TAPED REMAINS.

PRE-FABRICATED WOOD TRUSSES

1. TO BE "WOOD-PACK" OR "ALPINE" OR APPROVED EQUAL DESIGNED, DETAILED AND FABRICATED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR SPECIES GRADE LUMBER AND ITS FASTENERS" AND THE "TRUSS PLANE ENGINEER "DESIGN SPECIFICATIONS FOR METAL PLANE CONNECTED WOOD TRUSSES", LATEST EDITION.
2. LOADING:
   (a) TRUSS TOP CHORDS ARE TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF.
   (b) TRUSS BOTTOM CHORDS ARE TO BE DESIGNED FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 5 PSF.
   (c) DESIGN TRUSSES FOR THE WEIGHT OF MECHANICAL UNITS SPECIFIED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TECHNICAL NOTE #6. REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED.
   (d) THE MAXIMUM ALLOWABLE DEFLECTION DEGREE FOR DURATION OF LOAD IS TO BE 125.
   (e) FOR TRUSSES MANUFACTURED SUCH THAT ALL CHORDS ARE NOT LOADED AND ALL CHORD SPLICES ARE PLACED JOINTS AND POINT LOADED IN ACCORDANCE WITH U.B.C STANDARDS, THE ALLOWABLE STRESS INCREASE FOR DURATION OF LOAD MAY BE THE MAXIMUM PERMITTED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR SPECIES GRADE LUMBER AND ITS FASTENERS", LATEST EDITION.
   (f) MINIMUM ALLOWABLE DEFLECTION LIVE LOAD TO BE 1/4 PSF.
3. MATERIALS:
   (a) COMPLETE DESIGN CALCULATIONS SHALL BE PERFORMED TO THE ENGINEER FOR EACH TRUSS. CALCULATIONS MUST BE PREPARED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA.
   (b) SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
   (c) THE WOOD MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE TRUSS QUALITY IS IN CONFORMANCE TO "QUALITY STANDARDS FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST EDITION, PUBLISHED BY THE TRUSS PLANE ENGINEER.
   (d) THE TRUSS MANUFACTURER SHALL HAVE A QUALITY ASSURANCE PROGRAM IN ACCORDANCE WITH SECTION 35-1710 OF UBC STANDARD NO. 35-17 AND PROVIDE WRITTEN CERTIFICATION OF COMPLIANCE FROM THE MANUFACTURER "DESIGN AGENCY.
4. CEMENT:
   (a) ALL NAILERS AND RELATED BRACING SHALL BE SIZED AND INSTALLED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS.
   (b) LUMBER USED FOR CHORDS AND WEBS SHALL HAVE A MINIMUM MOISTURE CONTENT BELOW 19% AT THE TIME OF FABRICATION.
   (c) ALL TRUSS MEMBERS SHALL MEET OR EXCEED VISUAL REQUIREMENTS FOR NO. 2 GRADE. ALL LUMBER SHALL BE GRADED 2 OR 3 SPECIES. NO WANE SHALL BE PERMITTED IN THE CONNECTION AREA.
   (d) DESIGN LATERAL RESISTANCE VALUES FOR TRUSS PLATES AND METAL WEBS SHALL BE 33% OF ICBO ALLOWABLE LOAD VALUES.
   (e) THE MAXIMUM FORMULA TO DETERMINE LIVE MODIFICATIONS SHALL BE USED TO DETERMINE LATERAL RESISTANCE VALUES FOR PLATE TO WOOD CHORD JOINTS BETWEEN 0 AND 10 DEGREES.
   (f) AT CHORD SPACE LOCATIONS, MINIMUM TRUSSES PLACES SHALL BE AS FOLLOWS:

PLANE WIDTH	2X4	2X6
10	2000	3000
10	4000	7000
15	6000	9000

   (g) THE AXIAL FORCE PER A 2X4 TIED SHALL NOT EXCEED 3000 LBS.
   (h) TRUSS PLANES SHALL BE SIZED SO THAT THEY CAN BE CONNECTED BOTH HORIZONTALLY AND VERTICALLY ON THE JOINT UNDER THE CHORD DEPTH OR THE TRUSS CENTERED PRIMARY CHORD PLACEMENT.
   (i) EVERY TRUSS PLANE SHALL BE FULLY BRACKED TOTO THE MAXIMUM WOOD ACROSS THE ENTIRE CONTACT AREA.
   (j) ALL TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF "DESIGN AND DESIGN TOOD TRUSSES, CHARACTER AND REPRODUCTION", PUBLISHED BY THE TRUSS PLANE ENGINEER. TEMPORARY BRACING SHALL BE INSTALLED DURING ERECTION AS REQUIRED BY THE LATEST EDITION OF "TRUSSES TOOD TRUSSES: CHARACTER AND REPRODUCTION", PUBLISHED BY THE TRUSS PLANE ENGINEER.

LUMBER AND FRAMING

1. WOOD CONSTRUCTION SHALL BE SUPERIOR COMPANY STANDARD THE CONSTRUCTION OF ICBO APPROVED EQUAL) SIZE AND TYPE AS NOTED IN PLANS AND DETAILS. ALL FOUNDATIONS SHALL BE THE MINIMUM SPECIFIED GRADE UNDERSIZE LISTED ON PLANS IN THE SUPERIOR COMPANY CATALOG. ALL STRUCTURAL WOOD SHALL MEET THE CONSTRUCTION STANDARD OF AN APPROVED CODES AGENCY. ICBO CONSTRUCTION DATA AND PER PS 1-74, GRADE GROUP 2 WOOD EXTERIOR GLUE PER ROOF SHEATHING. CONSTRUCTION 1 PER WALL SHEATHING.

LUMBER AND FRAMING

1. WOOD CONSTRUCTION SHALL BE SUPERIOR COMPANY STANDARD THE CONSTRUCTION OF ICBO APPROVED EQUAL) SIZE AND TYPE AS NOTED IN PLANS AND DETAILS. ALL FOUNDATIONS SHALL BE THE MINIMUM SPECIFIED GRADE UNDERSIZE LISTED ON PLANS IN THE SUPERIOR COMPANY CATALOG. ALL STRUCTURAL WOOD SHALL MEET THE CONSTRUCTION STANDARD OF AN APPROVED CODES AGENCY. ICBO CONSTRUCTION DATA AND PER PS 1-74, GRADE GROUP 2 WOOD EXTERIOR GLUE PER ROOF SHEATHING. CONSTRUCTION 1 PER WALL SHEATHING.
2. ROOF SHEATHING 5/8" THICK, NAIL WITH 8d AT 6" O.C. AT SHEET EDGES ON BEARING AND 8d AT 12" O.C. AT FIELD. USE PLY CLIPS IN ALL SPACE OF ALL UNSUPPORTED EDGES.
   FLOOR SHEATHING TO BE 5/8 3/4" C-C WOOD & WITH EXTERIOR GLUE, REINFORCEMENT SHEET 48/24, FASTENED WITH ICBO SCREWS AT 6" O.C. AT ALL UNSUPPORTED SUPPORTS UNLESS NOTED OTHERWISE, TONGUE AND GROOVE AT ALL SUPPORTS.
3. NAILING TO CONFORM TO LOCAL CODE.
4. ROOF AND SHALL BE 1/4" THICK CD-1 WITH EXTERIOR GLUE, F.L. = 32/16. NORMAL WITH FACE GRAIN ACROSS SUPPORTS AND JOINTS STAGGERED. ICBO SHALL BEAR THE RECOMPUTATION STAMP OF AN APPROVED CODAGENCY AGENCY.
5. DESIGN VALUES FOR WOOD USED ON THIS JOB

JOIST	Fb	Fv	E	Fc	WOOD TYPE
2X6(PANELIZE)	1,004 (DOF)	95	1,300,000	625	D.F./L
2X4	940 (DOF)	95	1,400,000	625	D.F. 2000
2X6	1,300 (DOF)	95	1,600,000	625	D.F./#2
2X8	1,300 (DOF)	95	1,600,000	625	D.F./#2
2X10	1,300 (DOF)	95	1,600,000	625	D.F./#2

BEAMS					
2X 6X 6X4	1,300 (DOF)	95	1,300,000	625	D.F./L
2X 6X 6X6	1,300 (DOF)	95	1,300,000	625	D.F./L
2X6	1,300 (DOF)	95	1,300,000	625	D.F./L
4X6	1,300 (DOF)	95	1,300,000	625	D.F./L
2X10	1,300 (DOF)	95	1,300,000	625	D.F./L
4X10	1,300 (DOF)	95	1,300,000	625	D.F./L
2X12	1,300 (DOF)	95	1,300,000	625	D.F./L
4X12	1,300 (DOF)	95	1,300,000	625	D.F./L
WOOD GRADED WOOD 4"					
	1,300 (DOF)	95	1,300,000	625	D.F./L

LUMBER 4X6 TOP PLATES					
2X4	1,313 (DOF)	95	1,300,000	625	D.F./#2
2X6	1,170 (DOF)	95	1,300,000	625	D.F./#2

STUDS					
2X4	940 (DOF)	95	1,400,000	2,053	D.F./2000
2X4 6X LARGER					
	1,300 (DOF)	95	1,600,000	1,430	D.F./#2

POSTS					
4X4	1,313 (DOF)	95	1,600,000	1,405	D.F./#2
4X6 6X LARGER					
	700 (DOF)	95	1,300,000	475	D.F./#2
6X6 6X LARGER					
	1,300 (DOF)	95	1,600,000	1,600	D.F./#1

   GLUE LAMINATED BEAMS (BALANCED) = 2400 PSI, Fv = 190 PSI.
   Fc (PERPENDICULAR) = 650PSI, E = 1,700,000 PSI, COMBINATION STANDARD, 24F-V4 OF
6. PLYWOOD WOOD I JOISTS TO BE DESIGNED, DETAILED AND FABRICATED OF WOOD-JOIST MANUFACTURER OF PLYWOOD AND MADE THE APPROVAL OF THE CITY OF TEMPE, JOISTS TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF. DESIGN THE JOISTS FOR TAKE THE TORSION OF MECHANICAL UNITS SPECIFIED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TECHNICAL NOTE #6. REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED. MINIMUM ALLOWABLE DEFLECTION LIVE LOAD TO BE 1/4 PSF.
7. ALL SILL PLATES TO BE PRESSURE TREATED

FINISHES

1. CARPETS - ALL CARPET TO BE TACK TOWED OVER PRIMARY GRADE PAD. COLOR AS SELECTED BY OWNER.
2. PAINTS, STAINS, - AS CALLED OUT ON DRAWINGS AND PER OWNERS COLOR SELECTION DRAWING CHART.
3. SMOOTH SCREEN TO BE DESIGNED I COAT SMOOTH SCREEN ICBO OVER WOOD 1" INSULATED BOARD TYPE X I / ICBO & ICBO ASTM WOOD 2 COATS SMOOTH "X" TEXTURE PAINT OVER 1/2" GYP. USE A COLORBOND TEXT SCREED PAINT (4") MIN. ABOVE FINISH

KEY NOTES

1. EXISTING HOUSE
2. EXISTING CONCRETE DRIVEWAY
3. PROPERTY LINE
4. EXISTING 6" THICK BLOCK WALL TO REMAIN
5. EXISTING 6" BRICK TO REMAIN
6. EXISTING CAR PORT AND BRICKS TO REMAIN
7. EXISTING GARAGE
8. LINE OF SECOND FLOOR ABOVE
9. EXISTING SIDEWALK
10. EXISTING TREES TO LANDSCAPE AREA
11. 20" FRONT YARD SETBACK
12. 10' BACKYARD SETBACK
13. 20' STREET SIDE YARD SETBACK
14. 15' REAR YARD SETBACK
15. 6'-0" x 10'-0" PARKING SPACE

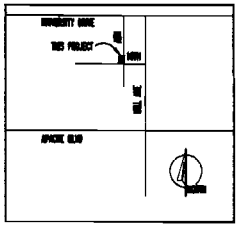
SHEET INDEX

A-0 COVERSHEET, SITE PLAN, BUILDING INFORMATION
A-1 FLOOR PLANS AND SCHEDULES
A-2 FLOOR AND ROOF DRAWING PLANS
A-3.1 FRAMING PLAN DETAILS
A-4 ELEVATIONS AND SECTIONS
A-5 MECHANICAL PLAN
A-6 PLUMBING PLAN AND DETAILS
A-7 ELECTRICAL PLAN AND PANELS

OWNER

CHRIS ROWLEY
940 SOUTH 2ND AVE.
TEMPE, ARIZONA 85281

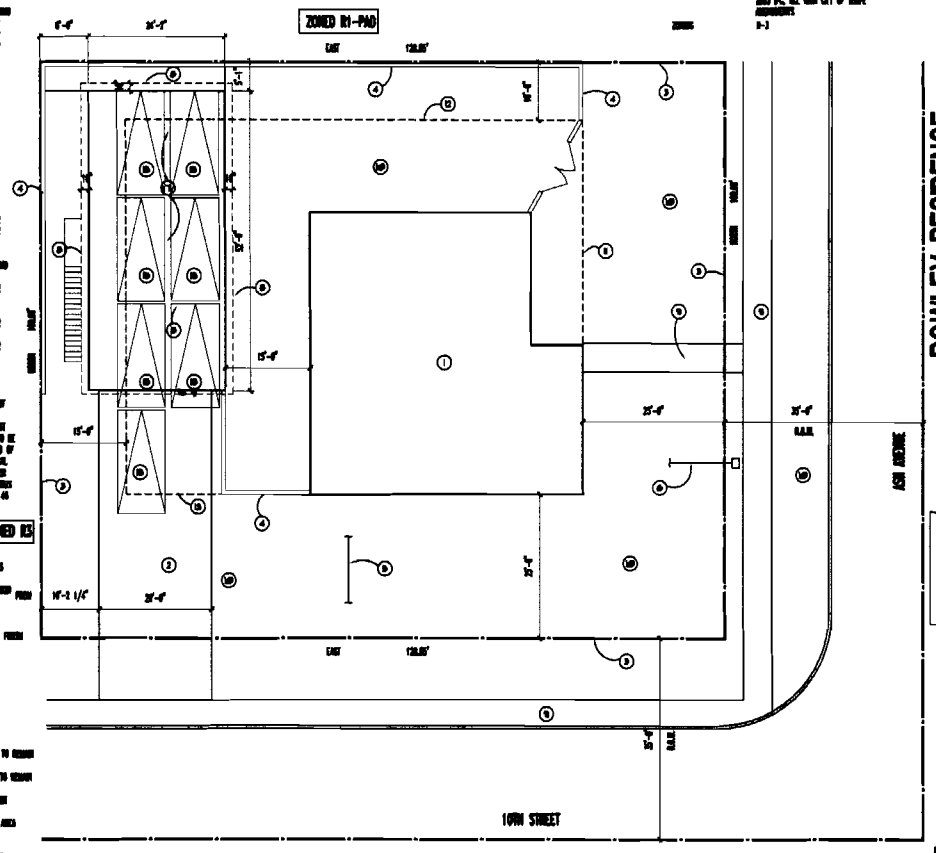
VICINITY MAP



PROJECT DATA

ADDRESS:	940 SOUTH 2ND AVE. TEMPE, ARIZONA 85281
LEGAL DESCRIPTION:	MARC ANDERSON SECT 6/41 LOTS 9 AND 8 BLK 39 EX WEST FOLLOW POLY. PARCEL NO. 132-42-004
PROJECT DESCRIPTION:	SECOND FLOOR ADDITION TO AN EXISTING DWELLING TO INCLUDE PLUMBING, MECHANICAL AND PLANNING.
AREA:	EXISTING LIVING = 3384 S.F. EXISTING GARAGE = 1329 S.F. NEW PROJECT VARIABLE (SHADED AREA) = 1444 S.F. TOTAL = 5713 S.F.
HEIGHT OF BUILDING:	25'-4" FROM GRADE
LOT SIZE:	11974 S.F. (0.27 ACRES)
LOT COVERAGE:	(4884/11974 AREA) 5713/11974 = 47%
CONSTRUCTION TYPE:	VB - NON SPRINKLED
CODES:	2003 IBC, 2003 UMC, 2003 UPC, 2003 NEC, 2003 IECC, 2003 IFC, 2003 IRC, CITY OF TEMPE AMENDMENTS
ZONING:	R-3

Phoenix ARCHITECTURE
AN ARIZONA LIMITED LIABILITY COMPANY
46 EAST UNIVERSITY WEST
PHOENIX, ARIZONA 85013
PHONE 602-254-0131
FAX 602-254-3440
E-MAIL: info@phoenixarchitecture.com



SITE PLAN
1" = 10'-0"

ROWLEY RESIDENCE ADDITION

940 SOUTH 2ND AVE.
TEMPE, ARIZONA 85281

Phoenix ARCHITECTURE

REGISTERED ARCHITECT
CHRIS ROWLEY
STATE OF ARIZONA

JOB NUMBER: 0477
DATE: 1-25-07
COMMENTS: SITE PLAN COVER SHEET

A-0

D1

DOOR SCHEDULE

DETAILS REFER TO THIS SHEET

DOOR NO.	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	DETAILS JAMB	JAMB	HEAD	SILL	HARDWARE	NOTES
[illegible]	[illegible]	[illegible]	A	[illegible]	1/D	3	3	3	-	1

ROWLEY RESIDENCE

948 S ASH AVE

PL070041

SIDE OF HOUSE: VIEW TO THE WEST

ROWLEY RESIDENCE

948 S ASH AVE

PL070041

FRONT OF GARAGE: VIEW TO THE NORTH

ROWLEY RESIDENCE

948 S ASH AVE

PL070041

FRONT OF GARAGE: VIEW TO THE NORTH

February 24, 2007

To the City of Tempe Hearing Officer

RE: Public Hearing Notice
Rowley Residence (PL070041)
Chris Rowley, Property Owner

I am unable to attend the meeting on March 6, 2007 due to the fact that I cannot leave my employment.

I am a neighbor directly behind the property at 948 S. Ash Ave. When the Rowley's decided to add a huge upper floor to their garage, they did not get a permit nor did they ask neighbors if this unsightly addition would be acceptable. Since the addition was built, it blocks by view and as I mentioned before, very unsightly.

I vehemently oppose the addition of these variances. This neighborhood is becoming unsightly with all of the "junk" people are adding and the changes to this neighborhood.

Again, as a homeowner next door to this property, I am opposed to permitting the permits and variances to this property.

Sincerely,

Katherine Barnett

Katherine Barnett
942 S. Ash Avenue, #101
Tempe, Az. 85281

RECEIVED
07 FEB 26 AM 9:44
TEMPE DEVELOPMENT
SERVICES DEPARTMENT

26 February 2007

City of Tempe Board of Adjustment Hearing Officer
P.O. Box 5002
Tempe, Arizona 85280-5002
Hand delivered

RE: Public Hearing # PL 070041 Rowley Residence 948 S. Ash Ave Tempe, AZ.

RECEIVED
07 FEB 26 AM 10:05
TEMPE DEVELOPMENT
SERVICES DEPARTMENT

Hearing Officer;

The City of Tempe - Zoning and Development Code and the ARIZONA REVISED STATUES both agree: "variances shall *NOT:* Be for the purpose of rectifying a special circumstance, which is *SELF-IMPOSED* by the property OWNER or applicant;"

The City of Tempe - Zoning and Development Code, "Approval Criteria", also states;

" 2. That authorizing the variances will NOT be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general;" as a condition of approval.

The owners had full knowledge that a "Development Process" including Zoning review & building permits were required PRIOR to the start of ANY structural modifications to the existing detached garage to which they further attached the second story addition at issue.

(Chris Rowley ,an owner, is listed as 'General Contractor' for the new commercial building, permit application, that his company, North Star Pipelines Inc., constructed @ 508 West 1st Ave., Tempe, AZ., a few years ago, filed at the City of Tempe.)

(The owners made their own decisions; *NO PERSON, NO CIRCUMSTANCE, "forced" them to build in violation of City of Tempe codes.)* The owners made their "choices", *deliberately, with forethought, and ignored* the correct/legal course of action.

Their "self-imposed", illegal, actions have placed them before the Board of Adjustment – Hearing Officer, needing these variances to "legitimize" their illegally built structure.

RECEIVED
FEB 26 2007
By

H2

An "existing structure" IS NOT a "special circumstance", nor does its presence dictate, or force owners to build onto it.

Unfortunately, few others, *(including the Tempe Board of Adjustment),* realize the *significance of this case to the "public welfare".*

People who take positions of being "above the law",
DO NOT deserve relief from the laws that we are ALL suppose to live by.

I hope that you will respect & obey the (ARS) Statues and disregard the "support smokescreens", to DENY this application in total.

This letter to request Denial is submitted by:

Rick D. Hondorp Principal/Architect Hondorp Design Studio LTD.

For: My Private Residence @ 275 West 9th St. Tempe, AZ. 85281 &
Lots 1-7 of Sienna Court Lofts @ 920 – 932 South Ash Ave. Tempe, AZ. 85281
Owner: Rhombus LLC
ALL properties are within 300' of subject property.

H3