

Staff Summary Report



Hearing Officer Hearing Date: August 5, 2008

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by the **SEEGREN RESIDENCE (PL080235)** located at 8101 South La Rosa Drive for three (3) use permits.

DOCUMENT NAME: 20080805dsac02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **SEEGREN RESIDENCE (PL080235)** (Kenneth & Janet Seegren, applicant and property owner) located at 8101 South La Rosa Drive in the R1-10, Single Family Residential District for:

ZUP08108 Use permit standard to reduce the south side yard setback by twenty percent (20%) from ten (10) feet to eight (8) feet for a building addition.

ZUP08113 Use permit standard to reduce the west front yard setback by twenty percent (20%) from twenty-five (25) feet to twenty (20) feet for an open structure.

ZUP08114 Use permit for an accessory structure in the front yard setback (trellis).

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

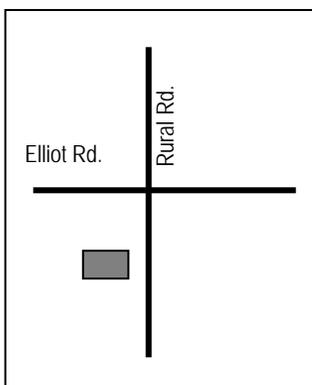
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The applicant is requesting three (3) use permits, two (2) of which are to reduce the setback standard by 20%; the third use permit request is for an accessory structure (trellis) in the front yard located at 8101 South La Rosa Drive in the R1-10, Single Family Residential District. The house is located on a corner lot and therefore has frontage on two streets. The applicant is requesting a reduction of the south side yard setback by 20% from ten feet (10') to eight feet (8') for a building addition; and a reduction of the west front yard setback by 20% from twenty-five feet (25') to twenty feet (20') for an open structure (trellis). The third use permit request is for an accessory structure (trellis) in the front yard. Staff supports these requests. To date, no public input has been received.



PAGES:

1. List of Attachments
2. Comments
3. Reasons for Approval; 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. Elevations
6. Letter of Support
- 7-8. Staff Photograph(s)

COMMENTS:

The applicant is requesting three (3) use permits, two (2) of which are to reduce the setback standard by 20%; the third use permit request is for an accessory structure (trellis) in the front yard located at 8101 South La Rosa Drive in the R1-10, Single Family Residential District. The house is located on a corner lot and therefore has frontage on two streets. The applicant is requesting a reduction of the south side yard setback by 20% from ten feet (10') to eight feet (8') for a building addition; and a reduction of the west front yard setback by 20% from twenty-five feet (25') to twenty feet (20') for an open structure (trellis). The third use permit request is for an accessory structure (trellis) in the front yard. The building addition would extend approximately two feet (2') into the required ten foot (10') side yard setback. The other two requests relate to the proposed trellis structure in the front yard of the Seegren Residence. The structure is approximately 225 s.f. in size, measuring twenty-five feet (25') by nine feet (9') and is approximately ten feet (10') in height; both the area and height require a use permit by Code. Mr. Seegren is requesting a twenty percent (20%) reduction in the front yard setback in order to have flexibility with the exact placement of the trellis structure, and to provide an opportunity to have the property surveyed to determine exact location of lot lines.

Staff supports these requests. To date, no public input has been received.

Use Permit

The Zoning and Development Code requires use permits to reduce a setback standard by twenty percent (20%), and to build an accessory structure exceeding 200 s.f. in area and/or exceeding eight feet (8') in height in the front yard in the R1-10 Single Family Residential District.

Evaluating the use permit, the proposal appears to pass the use permit tests 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. The accessory structure is intended to provide a shaded path from the driveway to the front door.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - There will be no emission of odor, dust, gas, noise, vibration, and smoke from the accessory building or the room addition.
- 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 proposal would not contribute to neighborhood deterioration or downgrade property values. These use permits are 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 three (3) use permits, 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.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or 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. Obtain all necessary clearances from the Building Safety Division.
2. Accessory trellis structure shall match the style of the existing structure and be painted a color that matches or is complimentary to the existing house.
3. The use permit is valid for the plans as submitted to and approved by the Hearing Officer/Board of Adjustment.
4. The building addition shall match the existing residence in style, color, and materials.

HISTORY & FACTS:

None related to this case

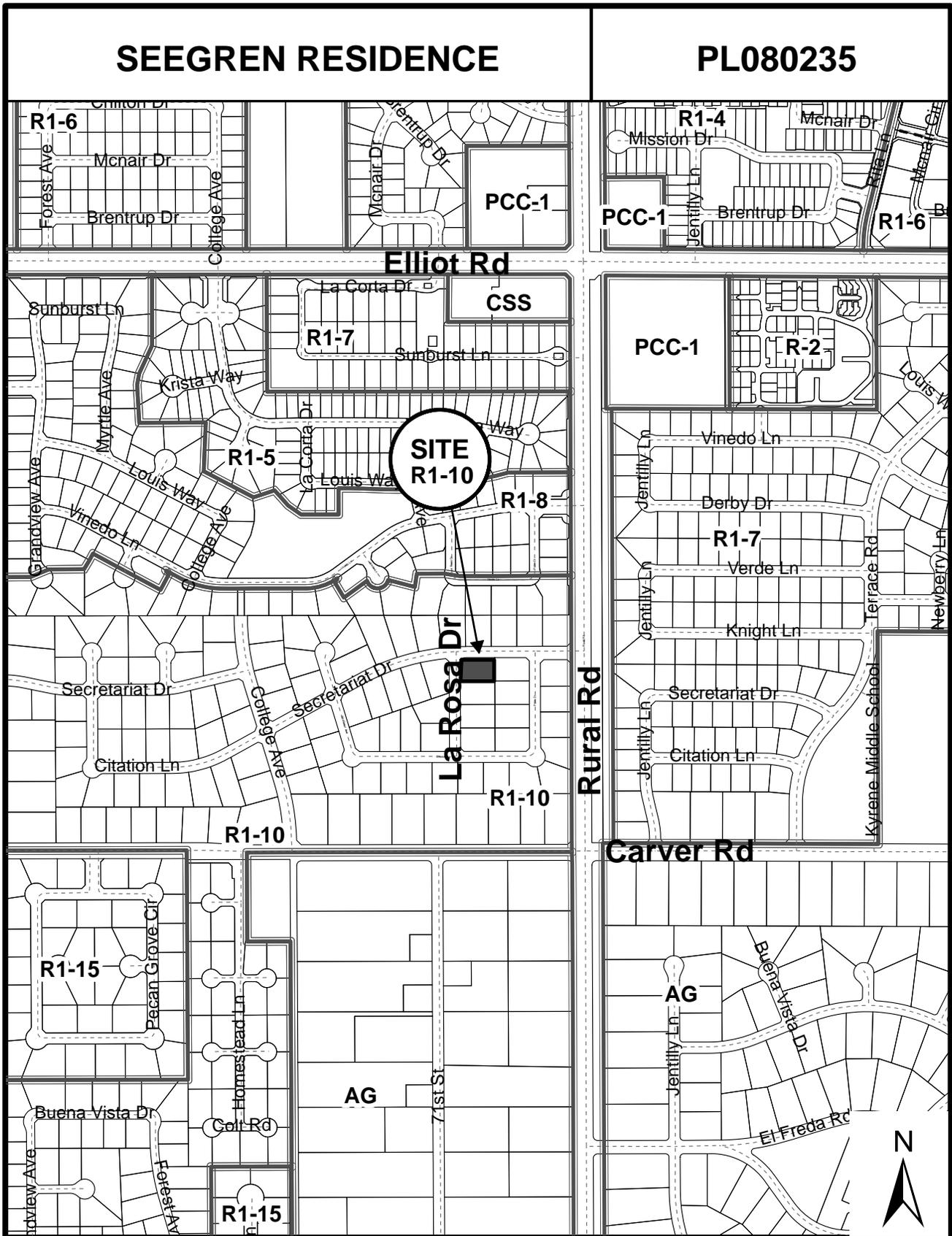
DESCRIPTION:

Owner – Kenneth & Janet Seegren
Applicant – Kenneth & Janet Seegren
Existing Zoning – R1-10, Single Family Residential District
Lot size – 16,117 s.f
Existing residence – 3,224 s.f (including garage)
Proposed addition – 270 s.f.
Lot coverage allowed – 45%
Lot coverage proposed – 24.47% (includes proposed addition and existing covered patio in rear)

ZONING AND DEVELOPMENT

CODE REFERENCE:

Part 4, Chapter 2, Section 4-202, Table 4-202A - Development Standards
Part 6, Chapter 3, Section 6-308- Use permits



Location Map



SEEGREN RESIDENCE (PL080235)

Kenneth R. Seegren
8101 S. La Rosa Drive
Tempe, AZ 85284-1418

June 26, 2008

City of Tempe
Development Services
31 East Fifth Street
Tempe, AZ 85280

RE: Letter of Explanation for Use Permit Request
Parcel 301-52-281 / Lot 34, Raintree Unit 2 MCR 204-8

To Development Services Staff:

My wife and I plan to take a portion of the existing covered patio at the southeast corner of our house and turn it into a guest bedroom. An existing area near our current laundry room would be remodeled to become a new bathroom, with private access from the new bedroom and from the outside – so it will also be able to serve as a “pool bath” for guests in our backyard. We are also planning to install lattice / trellis patio covers over two existing patio areas – one at the front of the house to shade the living room windows from the western sun exposure in the afternoons and evenings, and one at the rear of the house to shade the master bedroom from the eastern sun exposure in the mornings.

The purposes of our Use Permit Request are to:

1. Build the exterior (south-facing) wall of the guest bedroom and bathroom at a point 8’0” away from the southern lot line of our property.
2. Build the supporting pillars for the front (western-facing) lattice / trellis patio cover at a point 20’0” away from the western lot line of our property.

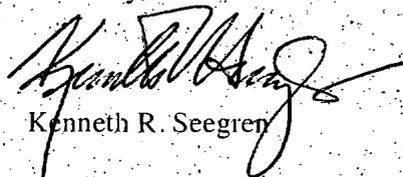
We will obtain a new survey of the lot to ensure that the measurements are accurate.

The lattice / trellis patio covers will enable us to be more energy-efficient homeowners by better shielding glass patio doors and large living room windows from the sun.

Since we have a three-car-wide and two-car-deep driveway, there will be no significant cause of vehicular or pedestrian traffic impediments in our neighborhood as a result of this room addition / remodeling project. The improvement and enlargement of our residence will be a boost to values in our 25-year-old neighborhood, and is in keeping with several other remodeling projects currently underway in our area. The choice of all construction styles and finishes will be matched to the territorial style of our existing house, which is very compatible with existing surrounding structures. The finished guest bedroom and bathroom will not cause or create any nuisance or disruptive behavior in the surrounding area or neighborhood.

For additional information, please contact me at: 480-755-4000 / seeken@cox.net

Sincerely,



Kenneth R. Seegren

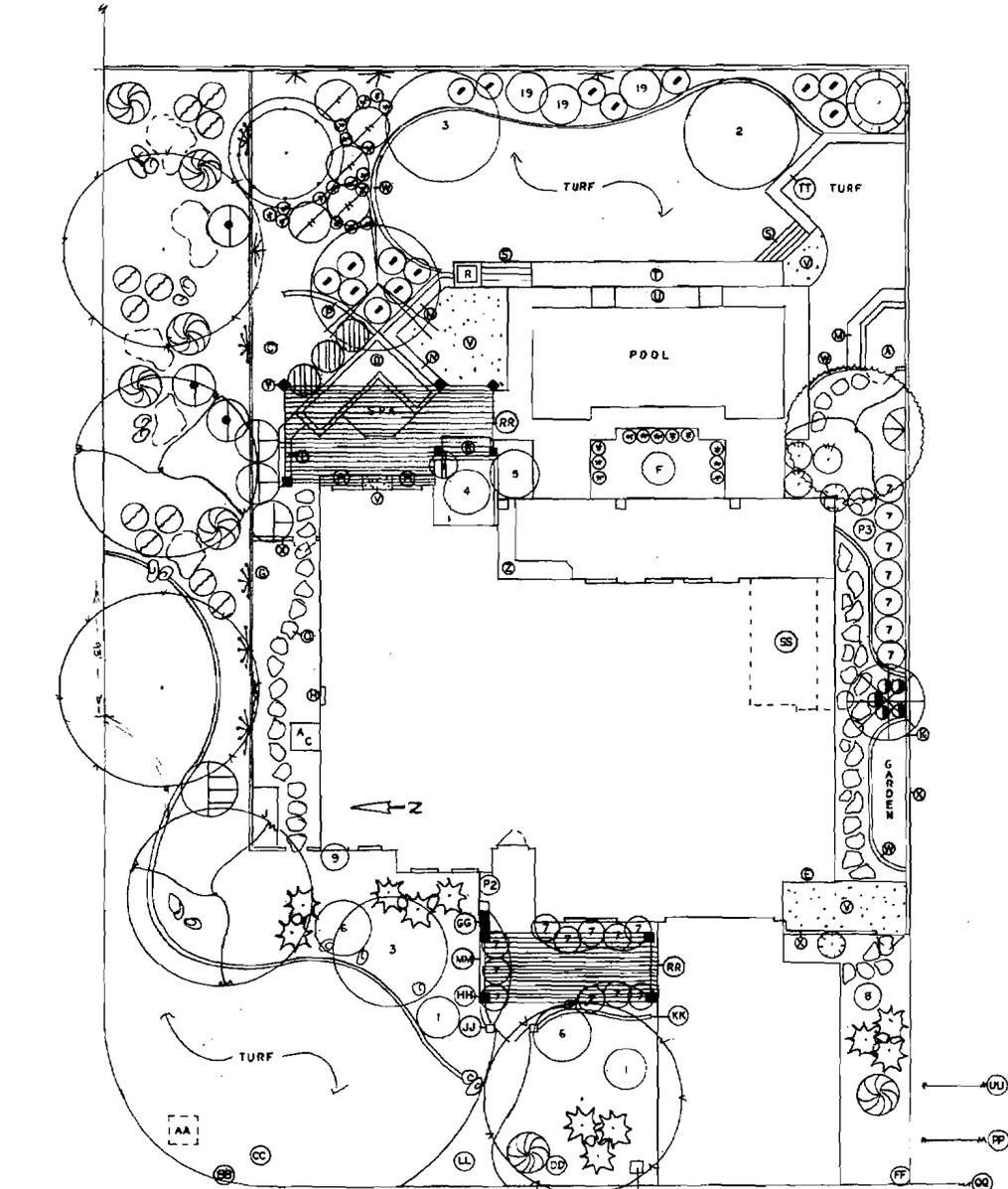
KEN & JANET RESIDEN
8701 SOUTH LA BOBA
TEMPE, AZ

KEY

- A EXISTING ROCK EQUIPMENT AREA
- B EXISTING LANDSCAPE LIGHT FIXTURE
- C EXISTING ELECTRICAL BOX
- D EXISTING PLANTER
- E EXISTING ELECTRICAL PANEL
- F EXISTING POWER POLE
- G EXISTING WATER VALVE LOCATION
- H EXISTING POLE
- I EXISTING BRASS SIGN OF CURRENT MAILING ADDRESS
- J EXISTING MAILBOX WITHOUT BACK OR FRONT SIDEWALK
- K EXISTING MAILBOX WITH BACK OR FRONT SIDEWALK
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KEY	QTY	SIZE	COMMON NAME	BOTANICAL NAME
⊙	7	3 GA	RED YUCCA	YUCCA PARRYANA
⊙	5	3 GA	RED BRND. OF PARADOISE OR BAGE	CASUALPANA POLYCHROMA OR LECYTHIUM FRUTICOSUM
⊙	3	3 GA	DOUBLE WINDING COLOR CHOSEN BY HOMEOWNER	BRICKELL
⊙	2	2" SP. BR.	SWAN HILL OLIVE	OLIVA EUROPAEA 'SWAN HILL'
⊙	2	2" SP. BR.	AFRICAN BUMBAC	BAABA LANCEA
⊙	1	2" SP. BR.	CITRUS TREE OF CHOICE	CITRUS
⊙	1	2" SP. BR.	HONG KONG ORCHID TREE	MALIBRA BLISSIANA
⊙	1	2" SP. BR.	THEVETIA OR MIMIC TREE	THEVETIA PERUVIANA OR PRESTIA LENTIGULE
⊙	2	3 GA	YELLOW LADY BANKS ROSE	ROSA BANKSII 'YELLOW'
⊙	1	3 GA	NEW HOSE OF CHOICE OR ROSE (TRANSPARENT)	ROSA
⊙	15	3 GA	BOTTLE BRUSH OR FREEDRAGON PENSTEMON	CALLISTEMON CITRINUS DWARF OR PENSTEMON LATTICE
⊙	11	3 GA	BUSH MORNING GLORY	CONYLIUM OBLISQUE
⊙	3	3 GA	DAFF. HOMOZYGOUS OR BAGE DWARF CHINA LILLY WITH BRONZE COLORED FOLIAGE	TRICORYMBIS CAPITATUS OR LUCYOPHYLLUM FRUTICOSUM
⊙	3	3 GA	DAFF. HOMOZYGOUS OR BAGE DWARF CHINA LILLY WITH BRONZE COLORED FOLIAGE	TRICORYMBIS CAPITATUS
⊙	1	2" SP. BR.	CAROL OTE OR TEXAS MOUNTAIN LAUREL OR HUBBARD	SOPHORA BICOLORIFLORA OR FOUQUETI (STANDARD BUSH)
⊙	1	3 GA	ANANAS JASMINE VINE	JASMINUM SAMBAC
⊙	4	3 GA	HANDSOME VINE	HANDSOMEA CONFORTIANA
⊙	1	3 GA	PURPLE POTATO VINE	BOLANUS RANDOLPHI
⊙	5	3 GA	RED BOUGHAMVILLEA	BOUGHAMVILLEA LAZARUS
⊙	1	3 GA	YUCCA OR TRANSPARENT DACTYLIS	YUCCA ROBERTIANA
⊙	11	3 GA	ORANGE FRONTOF LIPSIGHT LANTANA OR 'NEW GOLD' TRANSPARENT	LANTANA CANARIENSIS 'FRONTOF' OR LANTANA MONTEVERDESI 'NEW GOLD'
⊙	20	C POT	ORANGE CLUMPING GAZANIA	GAZANIA RHODA 'ORANGE'
⊙	3	3 GA	B-COLOR VIB	VIBRIS
⊙	1	3 GA	BOWER VINE	BANCOSEA LAMMOIDES
⊙	3	3 GA	DOORWAY ANTILOPE	DOORWAY ANTILOPE
⊙	1	2" SP. BR.	TEXAS BERRY (SWEETEST BLUE) (WATCH FOR HOOL LINES WHEN CHOSEN)	PHYSCALLOBIUM FLORICALE
⊙	2		DECORATIVE POTS WITH ANIMAL OF CHOICE	
⊙	1		DECORATIVE POT WITH ANIMAL OF CHOICE	
⊙	1		DECORATIVE POT WITH PRODRATE ROSEMARY	ROSEMARY OFFICINALIS PRODRATE

⊙	EXISTING RED YUCCA
⊙	EXISTING CITRUS TREES
⊙	EXISTING BRAZILIAN PEPPER
⊙	EXISTING SAGO PALM
⊙	EXISTING FICUS BENJAMINA
⊙	EXISTING YUCCA
⊙	EXISTING ROSE
⊙	EXISTING CANARIEN ISLAND PALM
⊙	EXISTING BOUGHAMVILLEA
⊙	EXISTING CLEANER

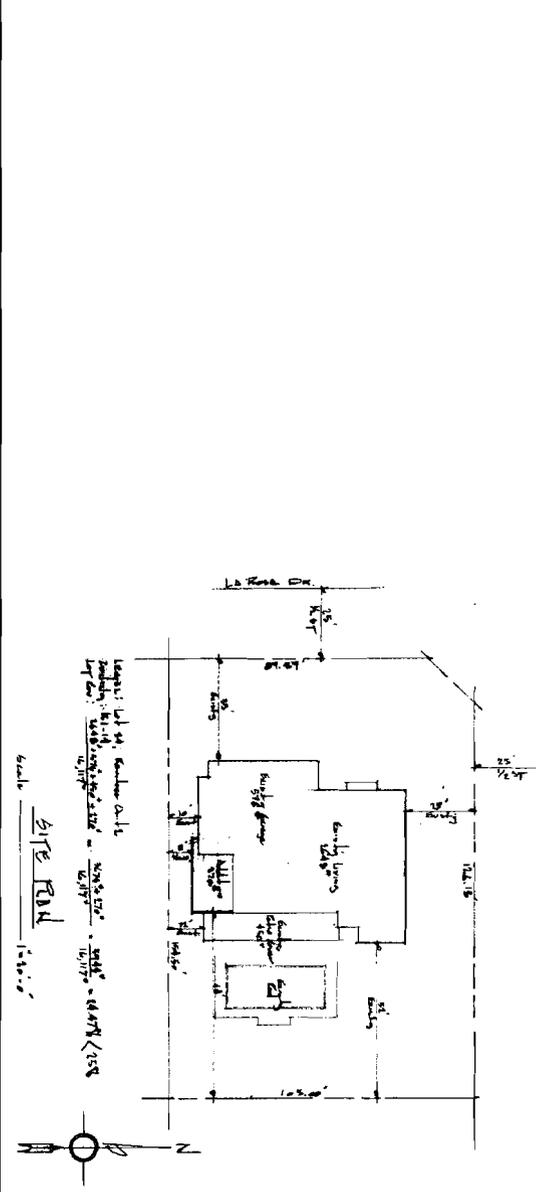
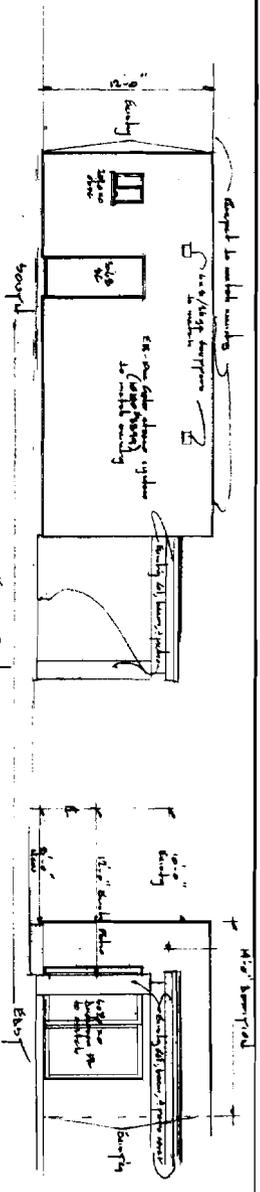
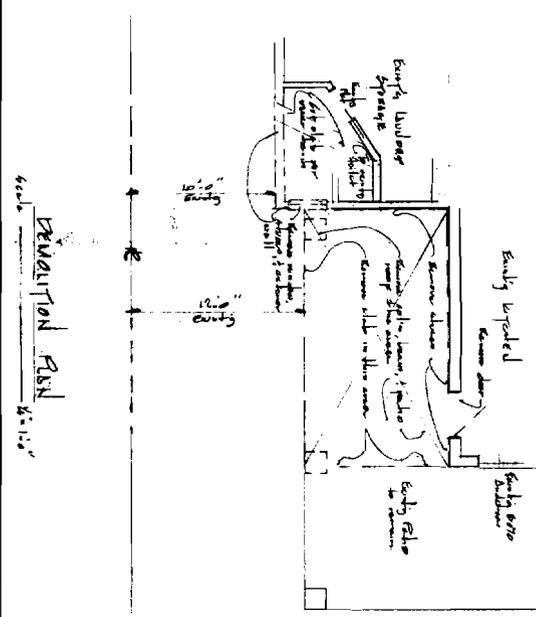
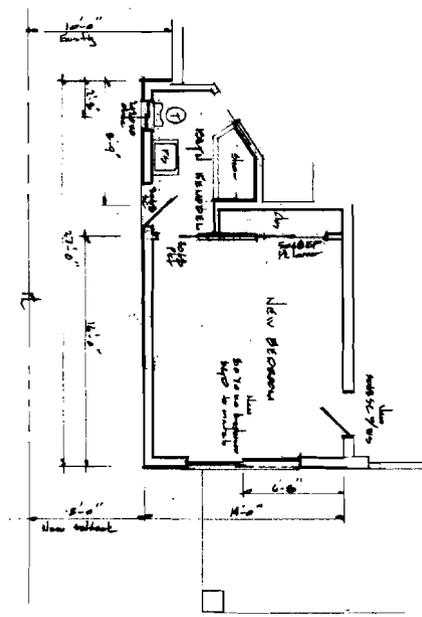


CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF WORK. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL PLANTING SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

CONCRETE WALLS AND LANDSCAPE LIGHTS SHALL BE INSTALLED BY THE CONTRACTOR. ALL OTHER WORK SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

KEN & JANET RESIDEN
8701 SOUTH LA BOBA
TEMPE, AZ
SEPTEMBER 19, 1999
FINAL PLAN

SCALE 1/4" = 1'-0"



REVISIONS BY				
DATE				
BY				
NO.				
BEDROOM ADDITION DATE: 10/20/06 FOR: KEN & JANE BEELEN 8101 S. LA ROAD DR. (480) 336-7782 TEMPE, AZ. VICK DEVELOPMENT CO. Registered Builders 340 E. GREEN (602) 444-3658 PHX, AZ.				

ACKNOWLEDGMENT

Date: June 26, 2008

From: Mr. and Mrs. William Wright Jr.
8111 S. La Rosa Drive
Tempe, AZ 85284
Parcel No. 301-52-280

Phone: 480-838-0318

RE: Room Addition to Residence owned by
Kenneth and Janet Seegren
8101 S. La Rosa Drive
Tempe, AZ 85284
Parcel No. 301-52-281

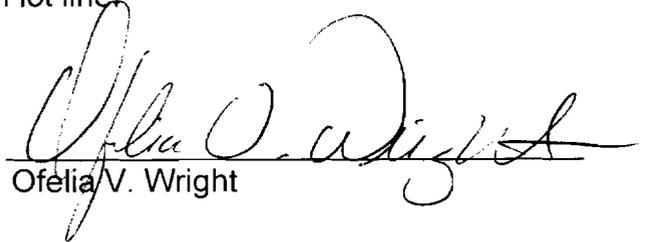
We are the owners of the single-family residence and property located directly south of the lot owned by Kenneth and Janet Seegren, referenced above. We have lived at this location since 1990.

We have reviewed and discussed the plans, dated 6/23/2008, for a bedroom addition / bath remodel project presented to us by Ken Seegren, and understand that a Use Permit is being requested for this project. We have no objection to the room addition, nor to the request for an adjusted setback from our common lot line.



William C. Wright Jr.

6-24-08
Date



Ofelia V. Wright

6/24/08
Date



SEEGREN RESIDENCE

8101 SOUTH LA ROSA DRIVE

PL080235

FRONT OF RESIDENCE



SEEGREN RESIDENCE

8101 SOUTH LA ROSA DRIVE

PL080235

**LOCATION OF PROPOSED BUILDING
ADDITION – SOUTH SIDE YARD**