

Staff Summary Report



Hearing Officer Hearing Date: June 5, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **SHARER RESIDENCE (PL070193)** located at 1040 East Westchester Drive for one (1) use permit and one (1) variance.

DOCUMENT NAME: 20070605dssl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **SHARER RESIDENCE (PL070193)** (Jon Sharer, applicant/property owner) located at 1040 East Westchester Drive in the R1-6, Single Family Residential District for:

ZUP07063 Use permit to allow a detached accessory structure.

VAR07016 Variance to reduce the north rear yard setback from fifteen (15) feet to five (5) feet.

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

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

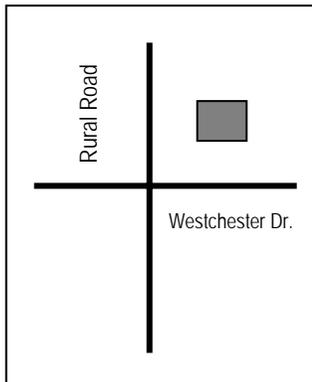
FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-2.

ADDITIONAL INFO:



The Sharer Residence is requesting a use permit for a detached accessory building (workshop) and a variance to reduce the rear yard setback from fifteen (15) feet to five (5) feet. Staff recommends approval of the use permit for a detached accessory building (workshop); it is compatible with the existing residence and complies with the approval criteria for a use permit. Staff recommends approval of the variance to reduce the rear yard; special circumstances exist relevant to the lot location adjacent to the alley warrant support for the variances. In accordance with the Zoning and Development Code, the applicant held a neighborhood meeting on May 17, 2007 and has submitted a petition and thirty-one (31) letters in support. To date, staff has received no opposition to this request.

ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason(s) for Approval; Conditions of Approval;
 3. History & Facts; Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo
 - C. Letter of Intent
 - D. Site Plan
 - E. Floor Plan
 - F. Elevation
 - G. Landscape Plan
 - H. Public Input "Appendix B"
 - I. Applicant Photos "Appendix C"
 - J. Staff Photographs

COMMENTS:

The Sharer Residence is proposing to construct a freestanding workshop at the northwest corner of the lot; adjacent to the alley to the north and the adjoining property line with the neighbor to the west. According to the letter of justification, the proposed location of the accessory structure provides adequate separation between the residence and accessory building; provides better access to the structure from the residence; the variance for the accessory structure setback is needed for preservation and enjoyment of property rights; the authorizing of the variance will not be materially detrimental to surrounding properties.

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. The applicant is proposing to construct a 541 sf. structure with a height of 14' feet. The structure will be compatible with the existing residence and complies with the approval criteria for a use permit.

Variance

The Zoning and Development Code Development Standards require the setbacks for accessory buildings, in the R1-6 Single Family Residence District, to be located fifteen (15) feet from the rear property line and five (5) feet from the side property lines. The applicant's lot is located adjacent to a sixteen (16') foot alley to the north; staff recommends approval of rear yard setback variance to five (5) feet. The sixteen foot (16') alley width provides adequate buffer to meet the objective for separation from the rear property line to neighboring structures. An ordinance amendment is currently in process to allow the rear yard setback, for an accessory building, to be measured from the center of the alley thus reducing the required distance to seven (7) feet from the rear property line. The applicant could also request a use permit to reduce the setback by 20% and further reduce the setback to five (5) feet.

Conclusion

Staff recommends approval of the use permit and variance to reduce the rear yard setback; special circumstances exist relevant to lot location adjacent to the alley. The applicant held a neighborhood meeting in accordance with the Zoning and Development Code. A petition of support was submitted with the application; including signatures from the adjacent neighbors most impacted by the variance.

REASON(S) FOR APPROVAL:

1. Special circumstances or conditions applying to the land, building or use exist.
2. The authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights.
3. Authorization of the variance(s) 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.

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 with main dwelling; colors to match existing dwelling.

HISTORY & FACTS: None pertinent to this case.

DESCRIPTION:

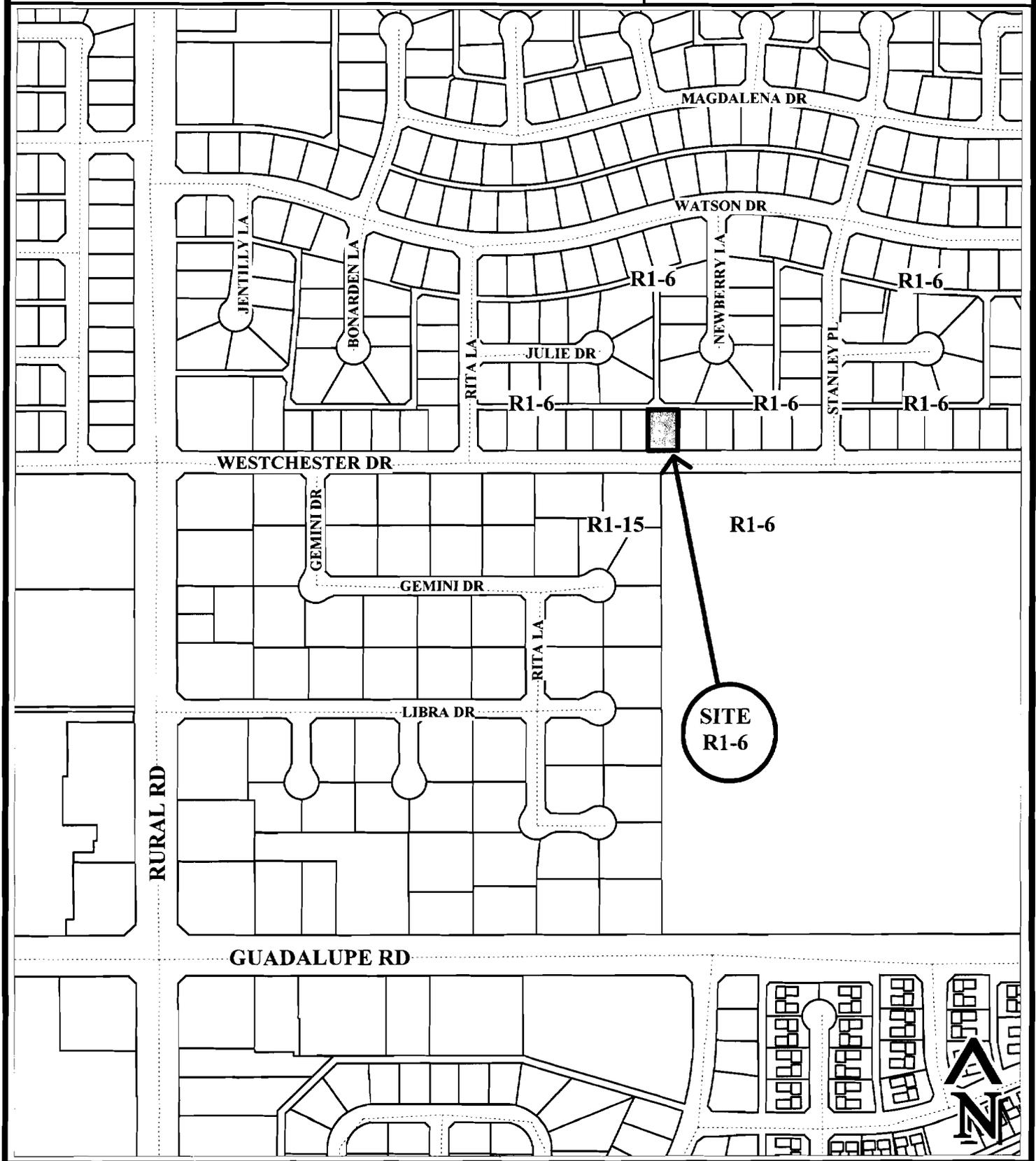
Applicant – Jon Sharer
Owner – Jon Sharer
Existing zoning – R1-6, Single Family Residential District
Existing lot- 80' x 110'
Existing building area- 2335 sf.
Proposed building area- 541 sf.
Total building area- 2877
Allowed Lot Coverage- 45%
Proposed Lot Coverage- 33%
Required rear yard setback- 15'
Proposed rear yard setback- 5'

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Zoning & Development Code:
Part 3, Chapter 4, Section 3-401
Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 and Section 6-309

SHARER RESIDENCE

PL070193





SHARER RESIDENCE (PL070193)

Date: April 29, 2007
To: Development Services, City of Tempe
From: Jon W. Sharer (homeowner with wife Diane Sharer)

Variance Letter of Explanation

Variance requested: To have a 5' setback from the north property line for a proposed artist's studio and workshop. This side of the property is adjacent to an alley running east and west and to an alley intersection running north and south.

Description of the use of the proposed structure: The proposed structure is an artist's studio/workshop which will accommodate digital imaging and woodworking equipment which is used by the homeowner for personal projects. The structure will have air conditioning and heat, but no bathroom or interior plumbing.

Square footage of the proposed structure and residence: The square footage of the proposed structure is 541 square feet and the livable space of the residence is 2336 square feet (see attached copy of Maricopa County Assessor description for 1040 E. Westchester Drive) or a total of 2877 square feet. The lot is 8803 square feet (approximately 80' by 110'). The total area of 2877 for the existing and proposed structure on the lot is 33% of the total 8803 for the lot, and is below the 45% or less required.

Height of proposed structure and residence: The finished height of the proposed structure is 14' 1/4". The height of the residence is 14' 2 1/2".

Variance justification:

1. Special circumstances or conditions related to land, building, or use:
 - a. The workshop being proposed is designed as an L-shaped detached building adjacent to the intersection of two alleys to minimize any impact upon others. The location of the structure at northwest corner of the site and the variance from 15 to 5 feet are necessary to maintain:
 - building separation between residence and detached workshop,
 - access to the north entranceway and patio doors near the NW corner of the residence (see site plan),
 - east/west sidewalk passageway along the north side of the residence,
 - access to the west patio and a storage building which is within an enclosed wall along the west side of the residence.
 - b. The western end of a curved existing sidewalk north of the residence, linking the patios and providing access to doors, will be modified and extended to provide the needed passageway required above between the residence and the proposed workshop. The modified section will run

between an existing 25 foot Ficus tree adjacent to the residence and the proposed workshop and will connect to the storage building on the west side of the residence. This tree shades the northwest corner of the residence and is large at the base of the trunk (circumference of 5' 8") with above ground roots requiring about 7 feet between the trunk and the sidewalk extension. (See Site Plan for location of sidewalk and photographs of site of proposed workshop in Appendix C.)

- c. The square footage of the proposed structure (541 sq ft) and the 12' 8" exterior dimensions of each wing are designed to provide a safe interior working environment around existing machinery currently located in the garage.

2. Preservation and enjoyment of substantial property rights:

- a. The resident proposing the workshop is a retired professor who currently uses woodworking equipment in the garage which is uncomfortable in the summer and winter and unsafe due to the dust generated by the equipment with a water heater in the garage.

3. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, adjacent property, or the neighborhood and public welfare:

- a. The proposed workshop will be block construction (8" x 4" x 16") with an asphalt shingle roof which is similar to the 1040 E. Westchester Drive residence and other nearby residences.
- b. The workshop will be located adjacent to the intersection of two alleys (one of which runs parallel to the proposed site) providing the maximum distance between the building and neighbors to the north.
- c. The requested setback (5 feet from the north property line) is along an alley (16' 10" wide) and alley intersection which provide additional separation.
- d. The L shaped design minimizes the length of walls visible to adjacent property.
- e. The plans include landscaping between the structure and the property line on the north and west sides of the lot which extends well above the fence so that the structure is as unobtrusive as possible to neighbors.
- f. The building will be block construction and insulated to minimize occasional noise when equipment is used.
- g. There are other detached buildings adjacent to the intersecting alleys which are closer than the 15 foot setback from the alley, including another woodworking shop across the alley and slightly east of the 1040 E. Westchester Drive residence. (See Appendix A for satellite map locations and photographs.)

- h. Neighbors support the proposal (no negative impact for nearby property).
As the letters and signatures from neighbors indicate in Appendix B, 94% support the plan and variance, and 6% did not comment (see Appendix B).
- i. The proposed workshop will not alter permitted zoning uses and densities.

What cannot be changed in the proposal:

1. The 5' *setback* from the property line adjacent to the alley is necessary to have sufficient space between the proposed structure and the residence, to have east/west access to doors and patios on the north side of the residence, and to have access to the storage shed enclosed by walls on the west side of the house.
2. The square footage of the proposed structure (541 sq ft) and the 12' 8" exterior dimensions of each wing are designed to provide a safe interior working environment around the machinery and electronics which are currently used in the garage and residence.
3. The location of the workshop in the NW corner of the lot since this location provides the best building separation and is adjacent to the intersection of two alleys optimizing the amount of space between the building and neighbors.
4. The planter which runs along the north side of the residence is formed by an extension of the east/west slump block walls of the north room of the residence and cannot be altered without pejoratively impacting this room of the residence.

Landscaping to be removed and replaced: A 25 foot Chinese Pistachio tree in the middle of the construction site will be removed as will the shrubbery and trees along the wall immediately west and north of the proposed workshop. The removed trees and shrubbery will be replaced with new landscaping which can be seen in the East/West and North/South Elevation drawings and the Landscape Plan.

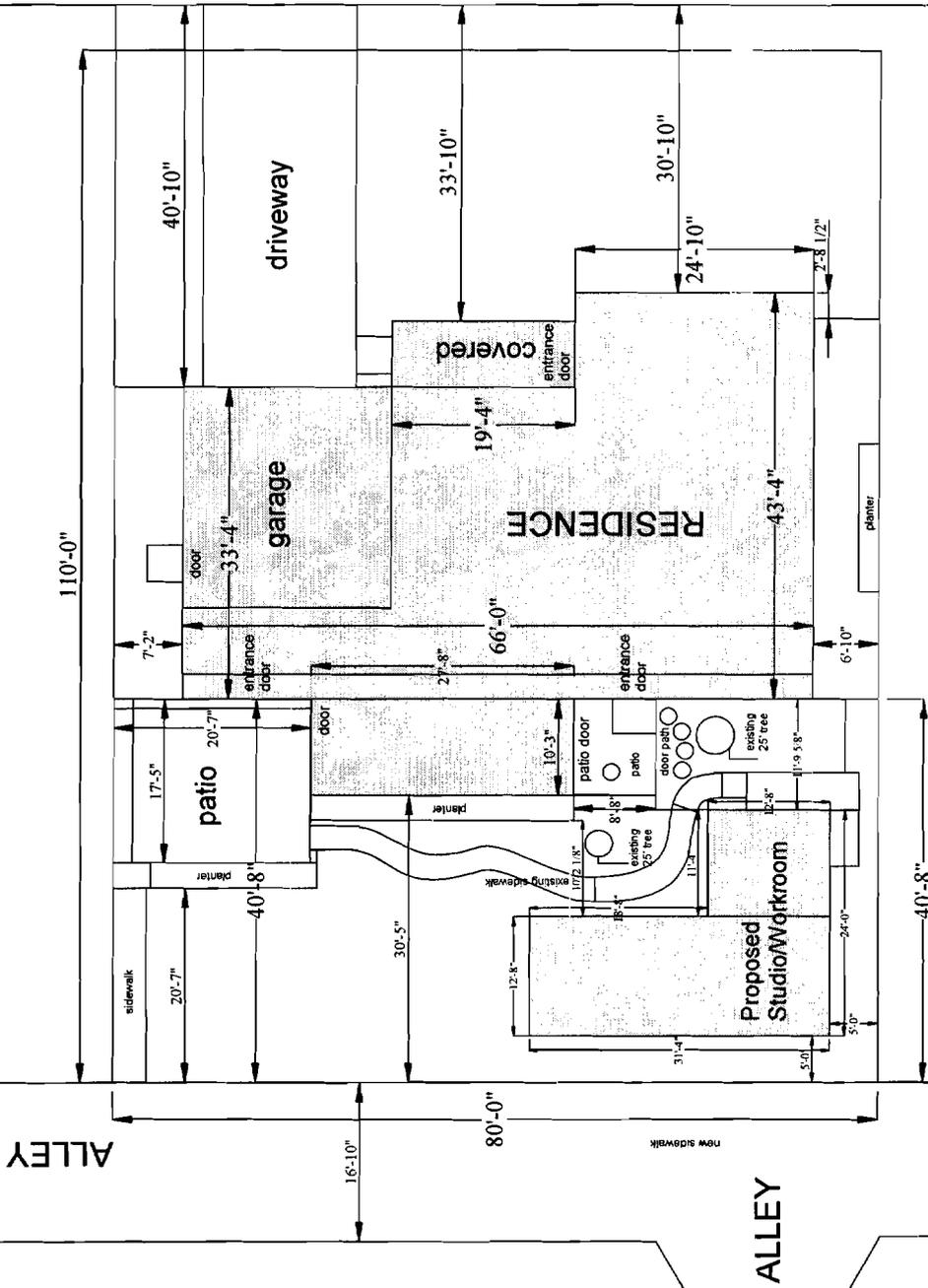
Project name: Artist's Studio/Workshop Detached Addition
1040 E. Westchester Drive
Tempe, AZ 85283-3039
Tempe Palms: Unit 12 Lot: 567 Parcel 301 91 204 3
Zoning: R1-6

Date

Rev# 1

WESTCHESTER DRIVE

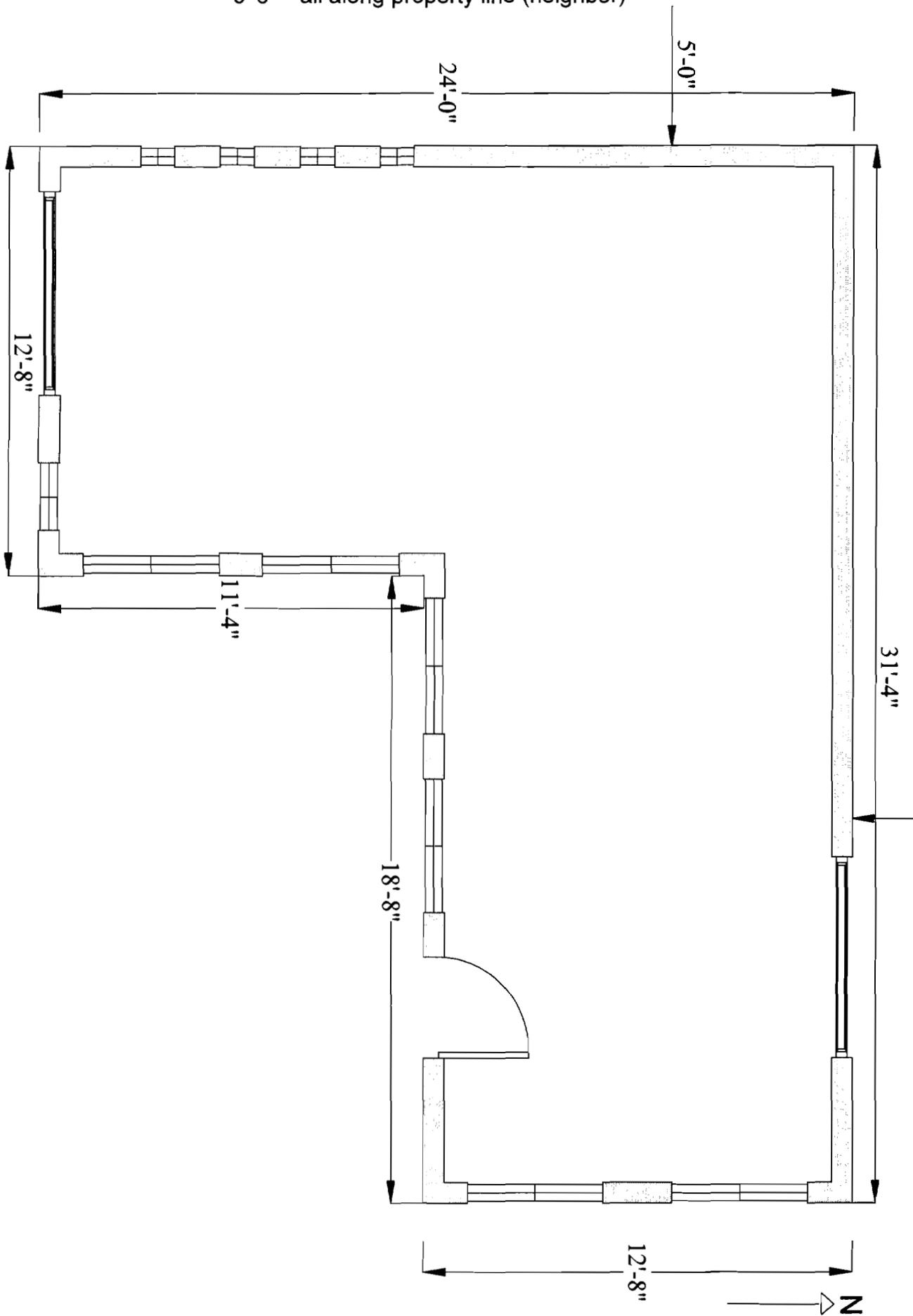
sidewalk



ALLEY

ALLEY

5' 6" all along property line (neighbor)



5' 6" wall along property line (alley)

6' rolling gate

31'-4"

5'-0"

5'-0"

24'-0"

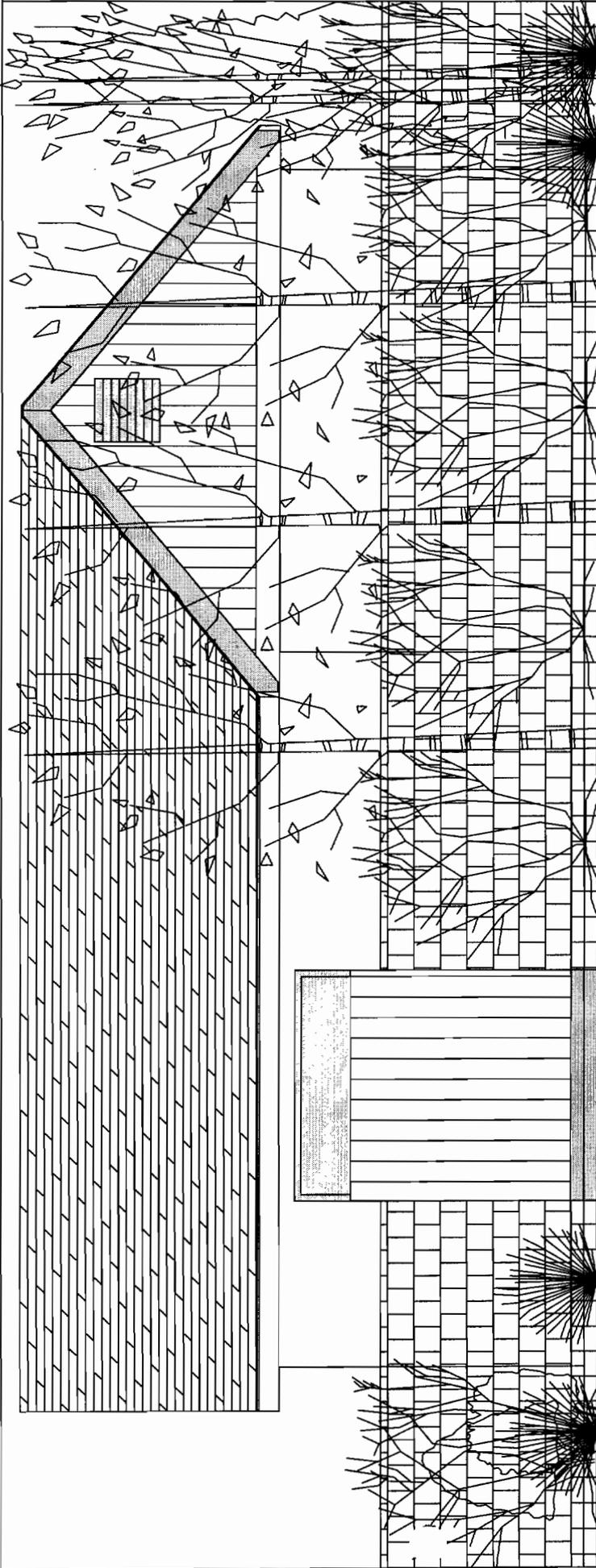
12'-8"

11'-4"

18'-8"

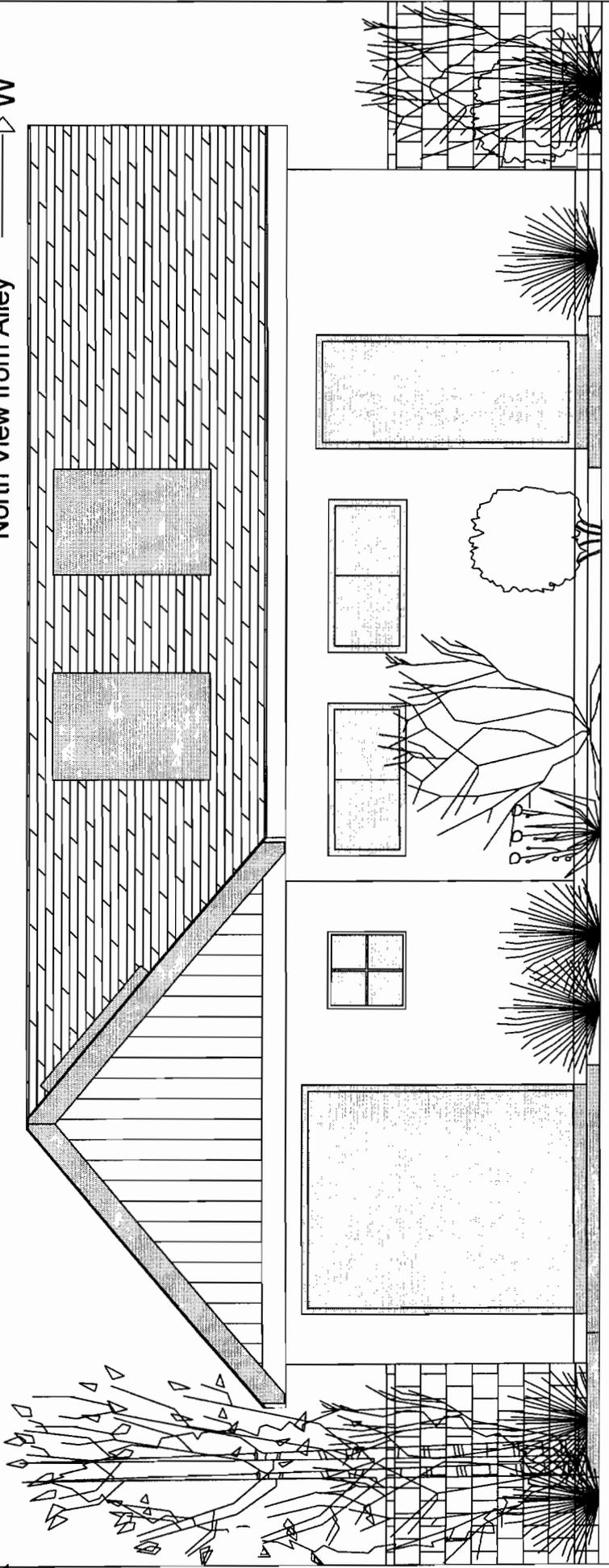
12'-8"

N



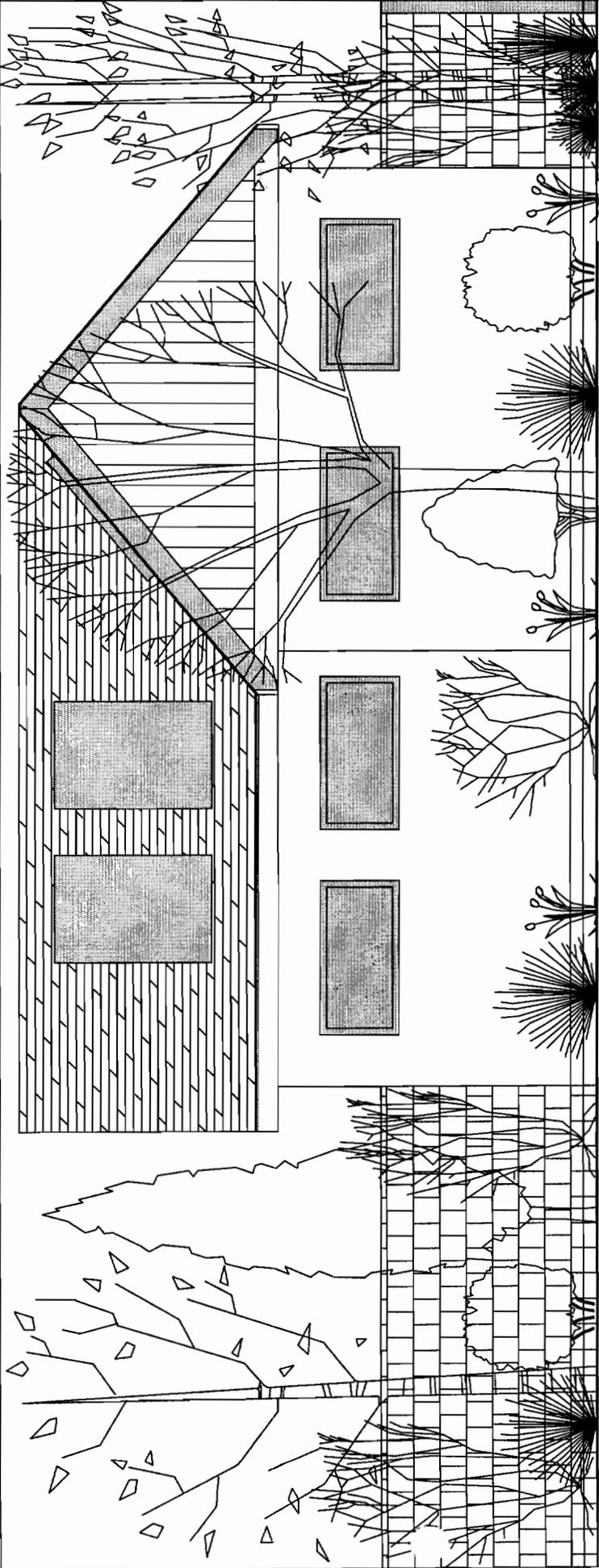
North View from Alley

W

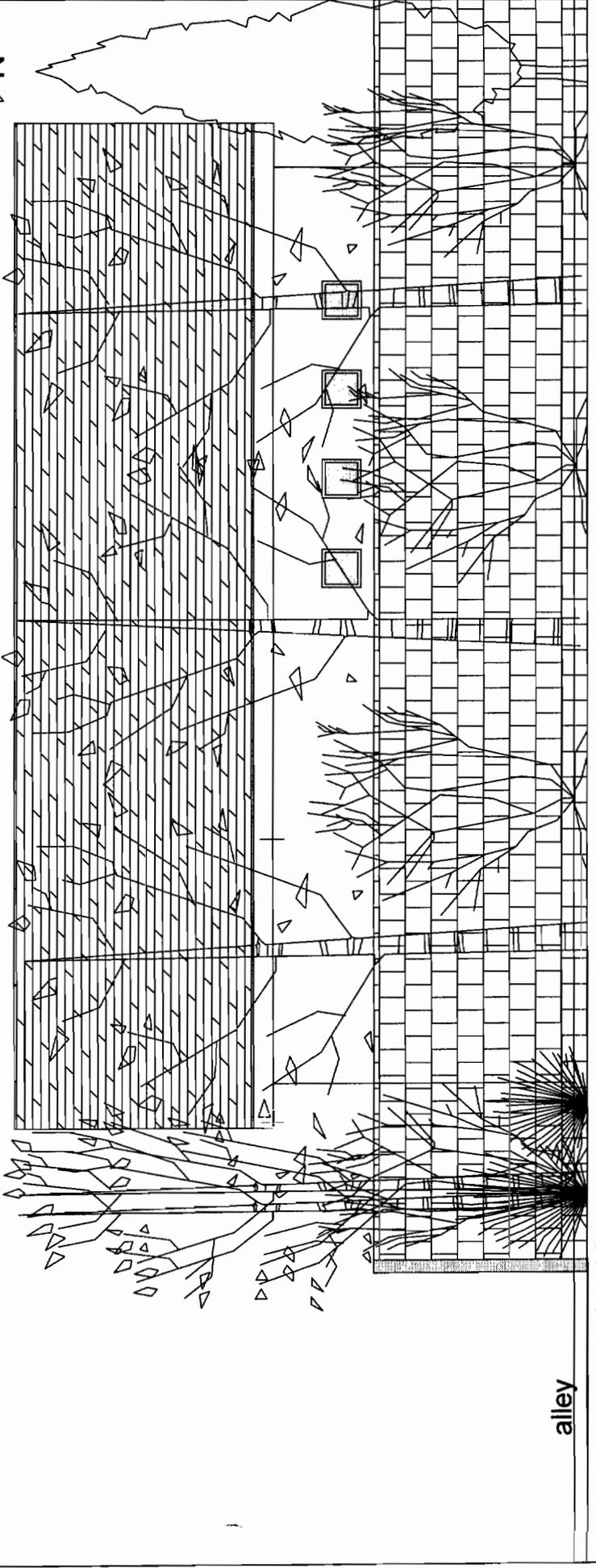


South View from Residence

W

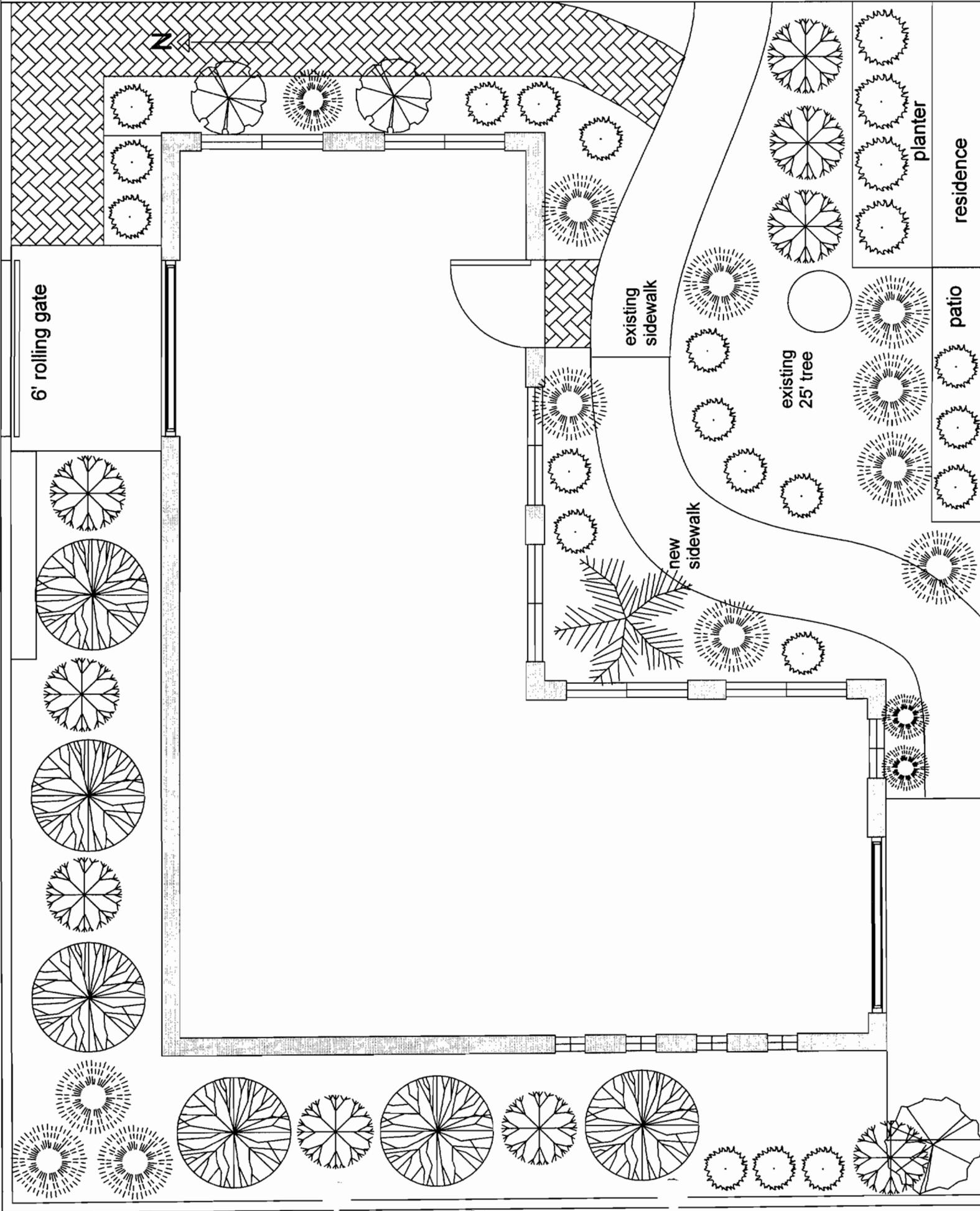


East View from Residence



alley

West View from Neighbor



Appendix B

Signatures and Letters of Neighbors Supporting the Proposed Detached Studio/Workroom at 1040 E. Westchester Drive from a Contact List Provided by the City of Tempe.

The applicant met with each the homeowners before the public meeting to discuss the proposed construction and answer any questions from neighbors. (The public meeting, posted on April 29, 2007, is scheduled for Thursday evening at 7:30 on May 17, 2007). Of the 33 neighbors on the list, 31 support the proposal. To date a response (to the workshop plans and description left for review) has not been received from the Tempe Union High School District, and one neighbor has not been available for comment after numerous attempts to reach him but he has been invited to the public meeting. Another neighbor, Connie Kelley (1030 E. Gemini Drive), is deceased but the new owner, Georgia Clubb, supports the proposed project. (The contact list has been updated to reflect the new owner and the correct address for the Tempe Union High School District Office.)

Following each list of signatures are form letters signed by neighbors (in the order their names appear on the lists) which indicate support for the plan and variance being requested (i.e., the 5' setback from the wall parallel to the alley on the north side of the property at 1040 E. Westchester Drive).

Neighbor Response to the Proposed Detached Artist's Studio/Workshop

After reviewing the site, floor plan, and landscape drawings and the proposed use, I do not find that the proposed detached studio/workshop at the residence of Jon and Diane Sharer, 1040 E. Westchester Drive, will be detrimental to the neighborhood.

Name	Address	Signature	Date
Bill Fritz	1046 E Westchester	Bill Fritz	4/04/07
EDWARD L. BOATMAN	1028 S WESTCHESTER	Edward L. Boatman	4/04/07
Jim Coppage	1019 E. WESTCHESTER	Jim Coppage	4.8.07
Dallas Lato	1052 E. Westchester Dr	Dallas Lato	4-8-7
TOM FOLEY	1010 E. Westchester ^{DR}	Tom Foley	4/8/07
Marshall Gron	1064 E. Westchester	Marshall Gron	4-4-07
Edgar Dunn	1070 E. Westchester	Edgar Dunn	4-7-07
John Black	5930 S Stanley	John Black	4-7-07
Ken Masters	5919 S. Newberry	Ken Masters	4-7-07
Katie Williams	5920 S Newberry Rd	Katie Williams	4-7-07
Robert Miller	5931 S Newberry	Robert Miller	4/7/07
Lorraine N. Spitzer	1024 E Gemini Dr	Lorraine Spitzer	4/7/07
Mar Brown and Lorraine Spitzer	1034 E. Westchester Dr	Mar Brown and Lorraine Spitzer	4/18/07

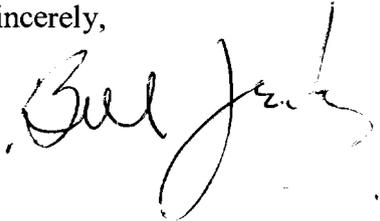
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Jones". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:

1/5/07

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jon W. Sharer', written in a cursive style.

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

Jim Pappage

1019 E. WESTchester Dr.

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon W. Sharer", written over a horizontal line.

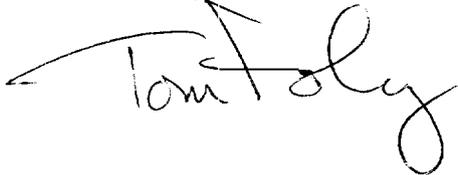
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink that reads "Tom Foley". The signature is written in a cursive style with a long horizontal line extending to the left from the start of the name.

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon W. Sharer". The signature is written in a cursive style with a large, stylized initial "J".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Edgar Sanchez". The signature is written in a cursive, flowing style with a large initial "E".

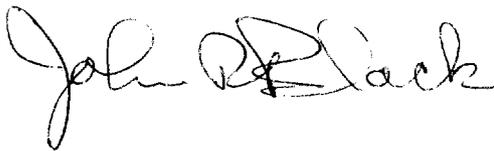
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink that reads "John R. Black". The signature is written in a cursive style with a large initial "J" and a stylized "R".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink that reads "Ken Masters". The signature is written in a cursive style with a long horizontal stroke extending to the right from the top of the "s".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Katie Williams". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert M. Hulse". The signature is written in black ink and is positioned below the word "Sincerely,".

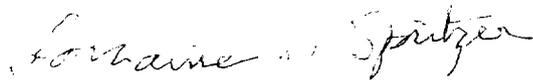
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Corinne A. Spitzer".

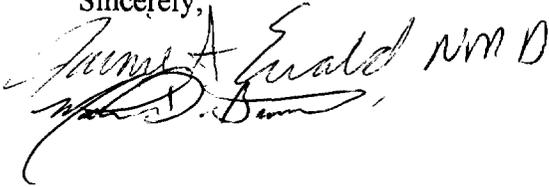
Date: 4-8-07

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

 James A. Ewald NMD
Mark D. Ewald

Neighbor Response to the Proposed Detached Artist's Studio/Workshop

After reviewing the site, floor plan, and landscape drawings and the proposed use, I do not find that the proposed detached studio/workshop at the residence of Jon and Diane Sharer, 1040 E. Westchester Drive, will be detrimental to the neighborhood.

Name	Address	Signature	Date
Christine Pauker	1016 E Westchester	C Pauker	4/9/07
Jucia P. Weaver	1022 E. Westchester	Jucia P Weaver	4/9/07
Ken Kneep	5935 S. Newberry Rd	Ken Kneep	4/14/07
Mary Kiden	5926 S. Newberry Rd	Mary Kiden	4/14/07
Brenda Allen	1011 E. Julie Dr.	Brenda Allen	4/14/07
Reed Johnston	1017 E. Julie Dr	Reed Johnston	4/14/07
George J. Gillikin	1034 E Julie Dr	George J Gillikin	4/14/07
Mal Clark	1030 E. Julie Dr	Mal Clark	4/14/07
FOREM CLARK	1030 E. Julie Dr	Mal Clark	4/14/07
Shant A Miller	1058 E Westchester	Shant A Miller	4/15/07
Mary E Leahy	1018 E JULIE	MARY E LEAHY	4-15-07
William E. Leahy	1018 E. Julie	William E Leahy	4-15-07
JOE MORCELL	1024 E Julie Dr	Joe Morcell	4-15-07

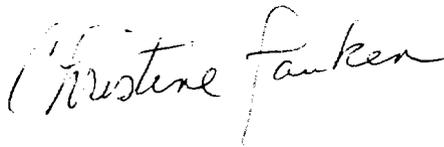
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Christine Fanken". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

Lucia Salcedo Weaver

Date: 4/14/07

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Gray". The signature is fluid and cursive, with a large initial "T" and "G".

Date:
Development Services, City of Tempe

The proposed detached studio/workroom at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Mary Riden". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:
Development Services, City of Tempe

The proposed detached studio/workroom at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Jean Allen". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:

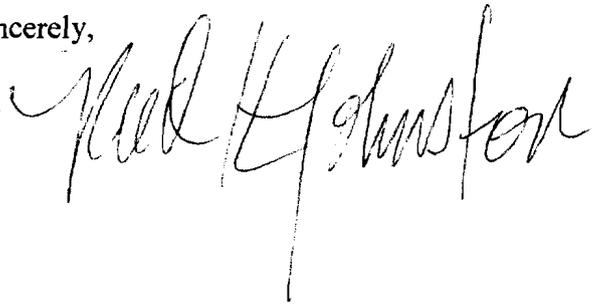
9/14/07

Development Services, City of Tempe

The proposed detached studio/workroom at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Johnston". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:
Development Services, City of Tempe

The proposed detached studio/workroom at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "George J. Hollen". The signature is written in black ink and is positioned below the word "Sincerely,".

Date:

Development Services, City of Tempe

The proposed detached studio/workroom at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "D. Michelle Clark".

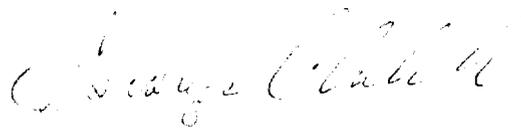
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "George C. White".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah A. Miller".

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

May E Leady
William P. Leady

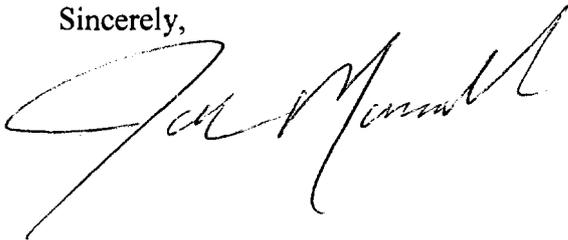
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon W. Sharer". The signature is written in a cursive style with a large, sweeping initial "J" and a long, trailing flourish.

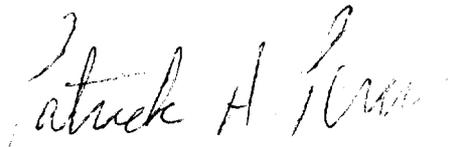
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script, reading "Patrick A. Loran". The signature is written in dark ink and is positioned below the word "Sincerely,".

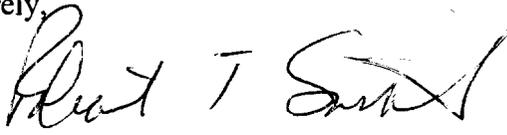
Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert T. Smith". The signature is written in a cursive style with a large initial "R".

4-15-07

Date: 4/17/07

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon W. Sharer", with a long horizontal flourish extending to the right.

Date: 4-21-07

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

Barbara M. London
Charles L. L...

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

Dae Hyun Koo



April 21, 2007

Date:

Development Services, City of Tempe

The proposed detached artist's studio/workshop at 1040 E. Westchester Drive will not be detrimental to the neighborhood. The resident, on whose property it will be built, has shown me the drawings (site, floor, elevation, and landscape plans) which I have reviewed and find to be consistent with other construction in the area. It is my understanding that that the proposed structure will be 541 square feet, that there will be a 5 foot setback from the alley and from the neighbor to the west, that the roof will not be as high as the dwelling, and that the building will be for personal use by the homeowner who has an interest in woodworking and electronics.

Please consider my support in the review of the studio/workshop proposal being submitted by the home owner, Jon W. Sharer.

Sincerely,

A handwritten signature in cursive script that reads "Bernie Lieberman". The signature is written in black ink and is positioned below the word "Sincerely,".

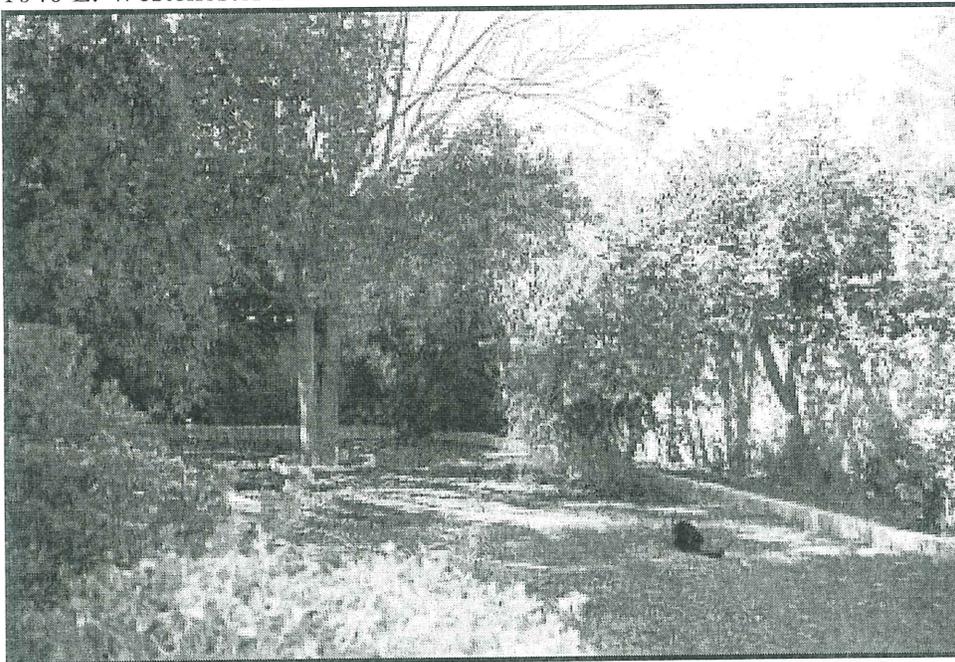
Appendix C
Images of the Site for the Proposed Studio/Workshop

1040 E. Westchester Drive



View looking from east to west showing existing sidewalk, the north side of the residence, and the landscaping.

1040 E. Westchester Drive



View looking from east to west showing yard and wall adjacent to alley on the north side of the residence.

1040 E. Westchester Drive



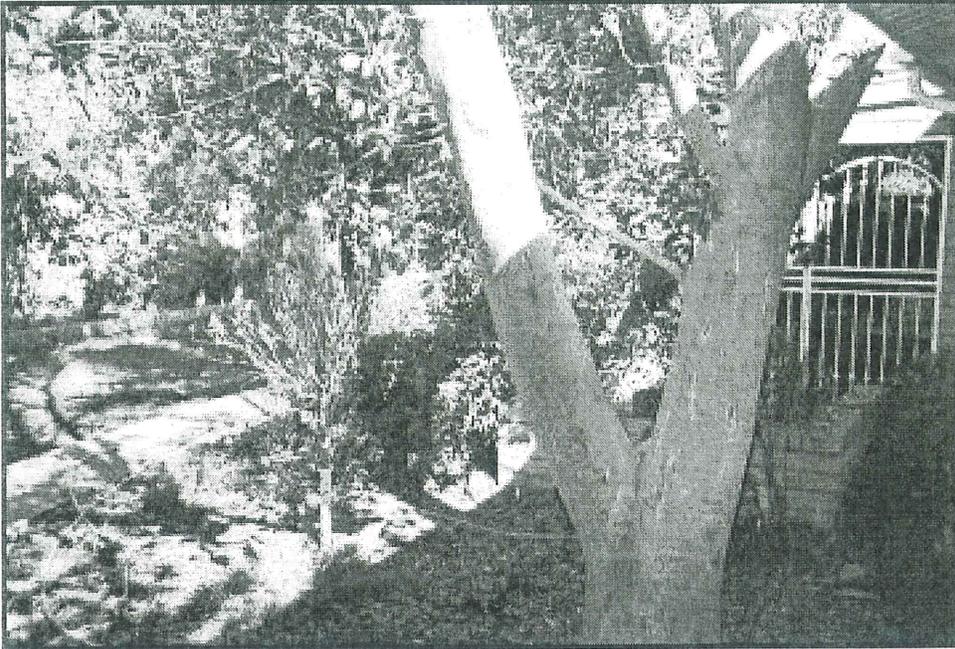
View looking from northeast to southwest showing sidewalk, north side of residence, and wall on west side of property.

1040 E. Westchester Drive



View looking from north to south showing sidewalk, north side of residence with entranceway, Chinese Pistachio tree to be removed (foreground), and Ficus tree near the north side of residence.

1040 E. Westchester Drive



View looking from southwest to northeast showing sidewalk, north side of residence, Ficus tree near the north side of residence, and planter walls.

1040 E. Westchester Drive



View looking from south to north showing sidewalk, Chinese Pistachio tree (to be removed), and wall adjacent to the alley.



SHARER RESIDENCE

1040 E WESTCHESTER DR

PL070193

FRONT OF HOUSE: VIEW TO NORTH