

Staff Summary Report



Hearing Officer Hearing Date: September 18, 2007

Agenda Item Number: 13

SUBJECT: This is a public hearing for a request by the **TICE RESIDENCE (PL070390)** located at 43 East 14th Street for two (2) use permits.

DOCUMENT NAME: 20070918dssl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **TICE RESIDENCE (PL070390)** (Jeff Tice, applicant/property owner) located at 43 East 14th Street in the R1-6, Single Family Residential District for:

ZUP07134 Use permit to allow a detached accessory building (trellis shade structure over pool).

ZUP07135 Use permit standard to increase the maximum allowable lot coverage by ten percent (10%) from 45% to 49.5%.

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

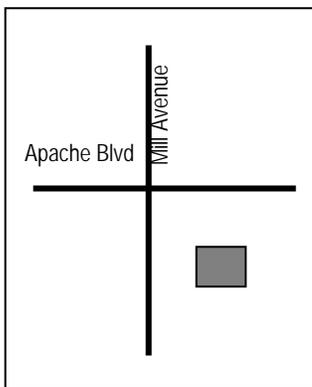
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Condition 1.

ADDITIONAL INFO: The applicant is requesting two (2) use permits to accommodate the construction of a shade trellis structure over a future pool. The expanse of the structure over the pool requires an increase in maximum allowable lot coverage by 10% or to a maximum of 49.5%. Staff supports the use permit requests with the finding that they meet the criteria for approval of use permit. To date, no public input has been received.



PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Floor plan
6. Roof plan
- 7-8. Staff Photograph(s)

COMMENTS:

The Tice Residence is proposing to construct a trellis structure to cover a new pool in their rear yard. The structure will be approximately 24' x 66' or 1584 s.f. in area and will be 12' in height.. The design of the trellis will complement the existing residence in design and ultimately will be enhanced with vegetation.

Use Permit

The Zoning and Development Code requires a use permit for an accessory building or structure that exceeds 200 s.f. in area and/or 8' in height. Additionally a use permit standard may be granted to increase the maximum lot coverage by 10% to a maximum of 49.5%. Staff supports both use permit requests and finds that the structure will not create a nuisance or be detrimental to the surrounding area. The use permit(s) comply with the approval criteria for a use permit. To date, no public input has been received

Conclusion

Staff recommends approval of the use permit(s).

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.

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 clearance from the Building Safety Department.

HISTORY & FACTS:

November 21, 2002. The Hearing Officer approved for the Tice Residence a variance to reduce the rear yard setback from 15' to 2' to allow a new two car garage, subject to conditions.

DESCRIPTION:

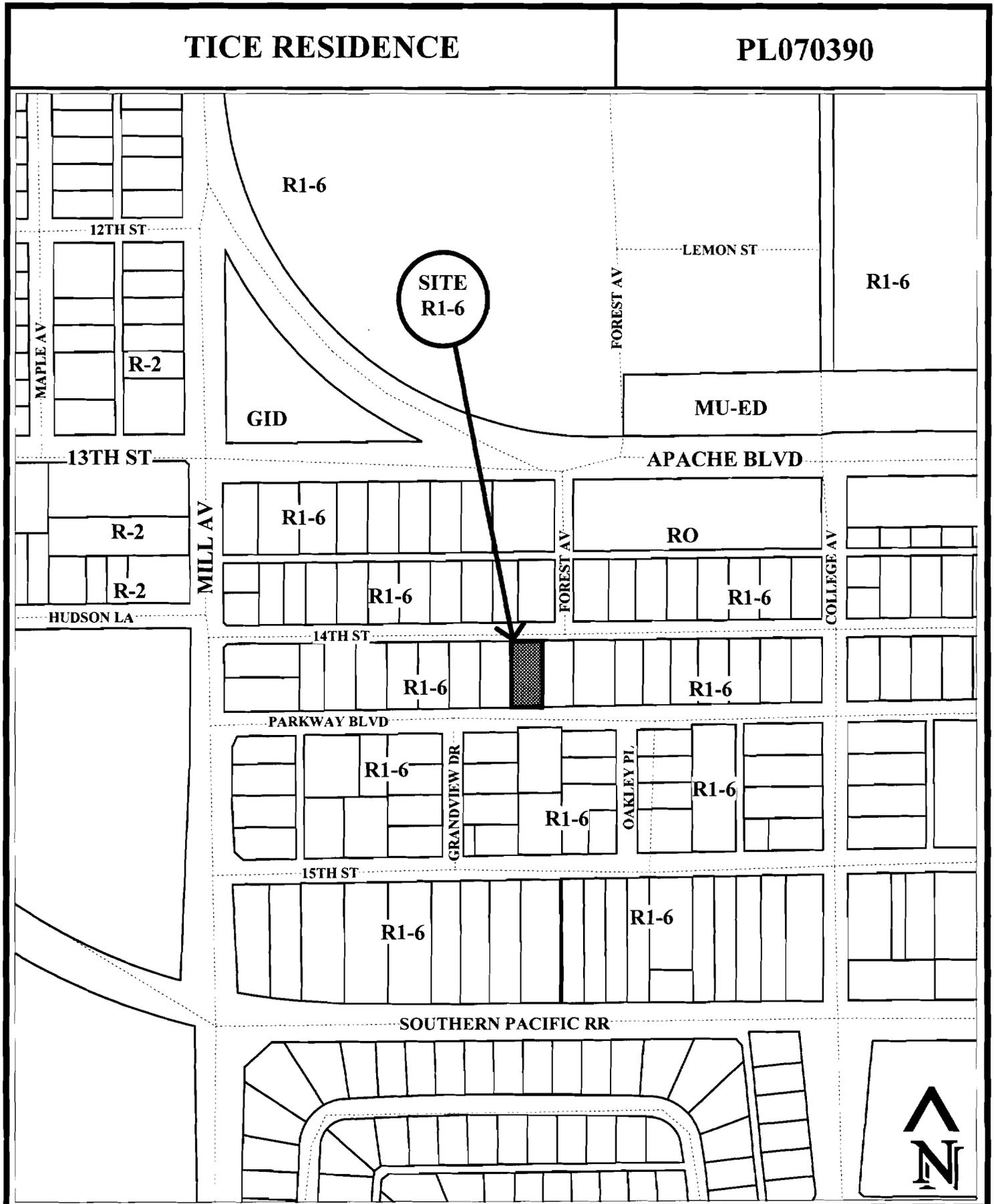
Owner – Jeff Tice
Applicant – Jeff Tice
Existing Zoning – R1-6, Single Family Residential District
Maximum allowable lot coverage- 45%
Proposed lot coverage- 49.5%

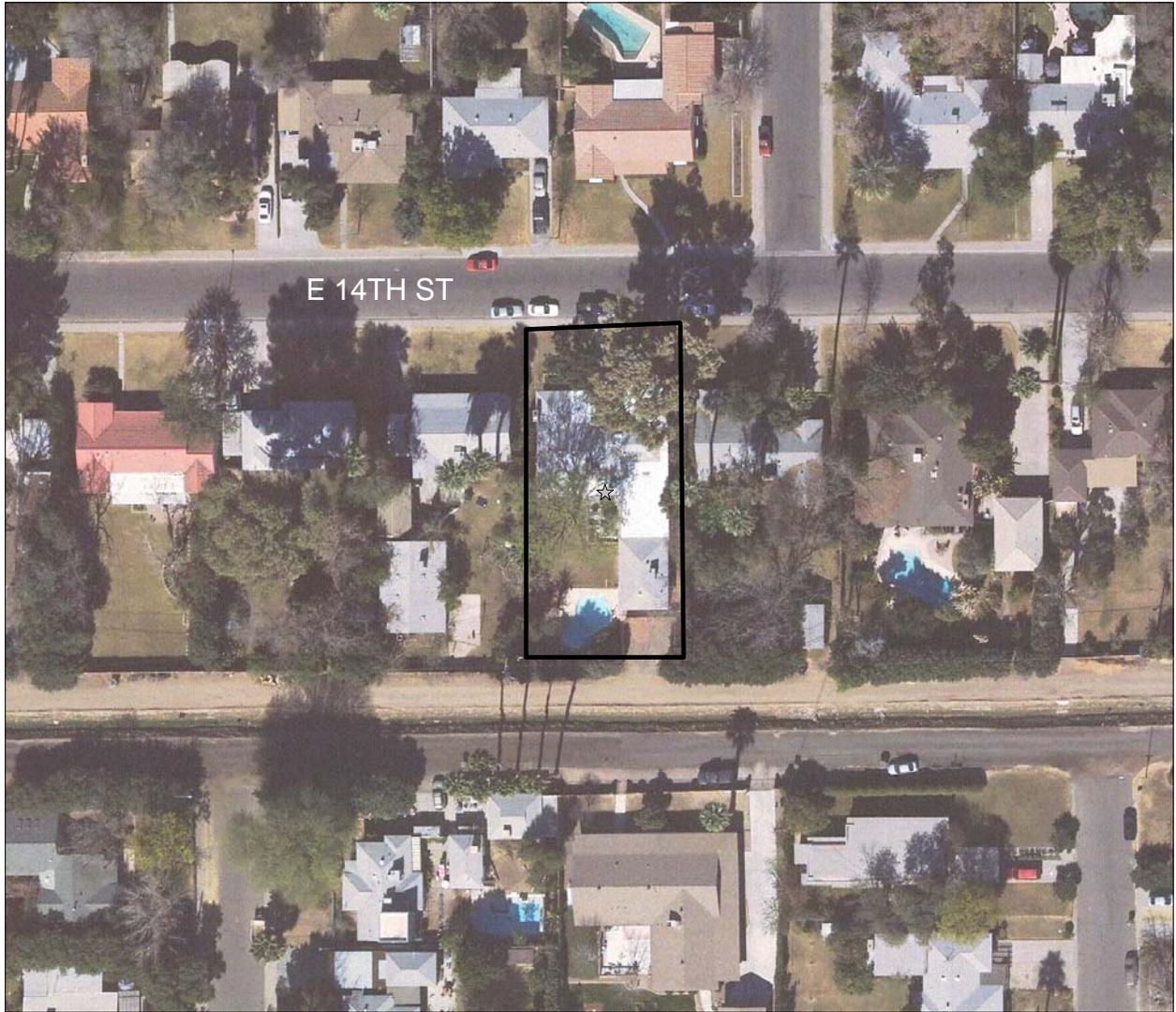
ZONING AND DEVELOPMENT

CODE REFERENCE: Citations of Code Requiring Use Permit(s) & Variance(s):
Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 and Section 6-309

TICE RESIDENCE

PL070390





TICE RESIDENCE (PL070390)

August 28, 2007

Ms. Sherrie Lesser
Senior Planner
Development Services Department
City of Tempe

Re: Lot Coverage Extension
Accessory Building Structure Use Permit
Parcel 133 17 070 5
43 East 14th St
Tempe, Az 85281

Dear Ms. Lesser:

Thank you for taking the time yesterday to review the City of Tempe Zoning and Development Code rules and regulations regarding my pool design. For the record and in accordance with the Development Services Department interpretation of the Zoning code, I am respectfully requesting a variance and use permit for the following:

Variance / allowance of ten (10) percent additional for lot coverage. Even though I would not be in violation for the current project, I was advised that this would eliminate any further questions regarding lot coverage for the current project as submitted.

Use Permit for the "Uncovered Trellis," as this "roof" or "structure" as defined by Developmental Services exceeds either an eight foot maximum or 200 square feet. For such a "building or structure" I, therefore, need a "Use Permit,"

I have paid the applicable fees related to my request for these permits / variances. I look forward to the meeting on the 18th of September at 1:30 P. M. to answer any additional questions or address comments and complete the process to acquire permits and begin construction on my pool. Please let me know if I have

Respectfully,

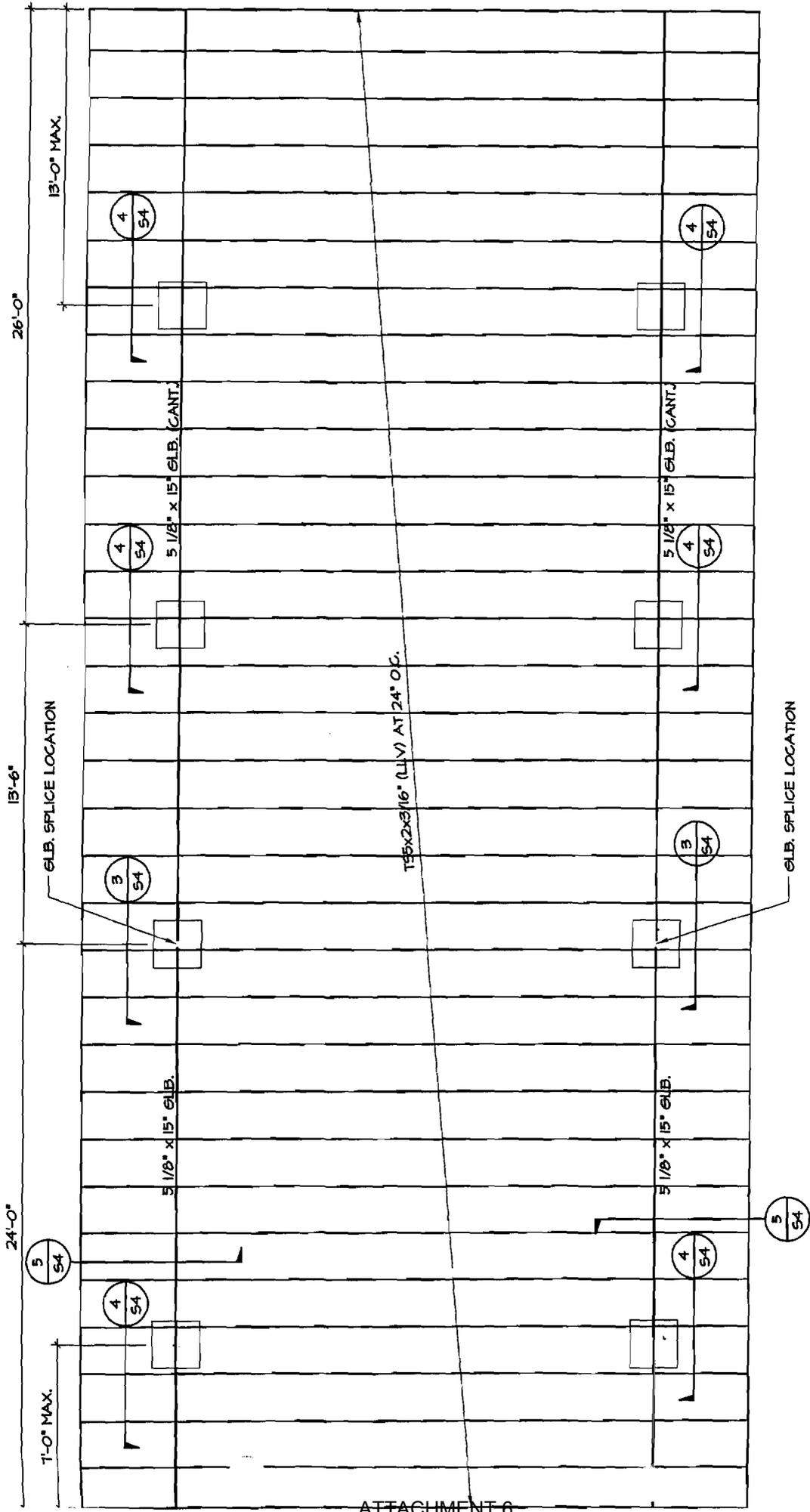
Jeff Tice
43 East 14th St
Tempe, Az 85281

TRELLIS FOUNDATION PLAN

SCALE:

1/4"=1'-0"

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.



TRELLIS FOUNDATION PLAN

SCALE:

1/4"=1'-0"



TICE RESIDENCE

43 EAST 14th STREET

PL070390

PROPERTY : VIEW TO NORTH



TICE RESIDENCE

43 EAST 14th STREET

PL070390

PROPERTY : VIEW TO THE REAR (SOUTH)