ACTION: Request a Use Permit to allow a second-story addition for a single-family residence for the WHITEFORD RESIDENCE, located at 1165 East Diamond Drive. The Applicant is Jason Whiteford. (PL190242)

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: WHITEFORD RESIDENCE (PL190242) is a proposed single-family second-story addition on Lot 1455 of the Tempe Gardens 14 subdivision, located on the south side of East Diamond Drive between South Newberry Road and South Lakeshore Drive in the R1-6, Single-Family Residential District. The request includes the following:

- ZUP190066 Use Permit to allow a second story addition for a single-family residence.

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>Jason Whiteford</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Jason Whiteford</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R1-6</td>
</tr>
<tr>
<td>Site Area</td>
<td>7,716 s.f.</td>
</tr>
<tr>
<td>Total Bedrooms</td>
<td>3</td>
</tr>
<tr>
<td>Total Bathrooms</td>
<td>3</td>
</tr>
<tr>
<td>Building Area</td>
<td>1,859 s.f.</td>
</tr>
<tr>
<td>New Addition</td>
<td>1,133</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>28% (45% max. required)</td>
</tr>
<tr>
<td>Building Height</td>
<td>23'-0&quot; (30'-0&quot; maximum allowed)</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>5'-0&quot; west side, 9'-2&quot; east side, (20'-0&quot; front, 5'-0&quot; side, 15'-0&quot; rear min. required)</td>
</tr>
<tr>
<td>Vehicle Parking</td>
<td>2 spaces (2 min. required)</td>
</tr>
</tbody>
</table>

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Blake Schimke, Planning Technician
Reviewed by: Steve Abrahamson, Principal Planner
COMMENTS
The ground floor of the residence includes two bathrooms, an existing bedroom, a newly expanded game room and bedroom, and a kitchen with an open lining room. The second floor will include a new master suite with two closets and an ensuite bathroom.

PUBLIC INPUT
To date staff has not received any public comment regarding the proposed second story addition.

USE PERMIT
The proposed design and use require a Use Permit to allow a second story addition to a single-story single-family residence within the R1-6, Single-Family Residential district.

Section 6-308 E Approval criteria for Use Permit (in italics):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed second-story use is not expected to increase vehicular or pedestrian traffic more than what is expected from a single-family use which is the intent of this application.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed second-story use is intended for a single-family use and will not generate emissions greater than ambient conditions that would otherwise case a nuisance to the neighborhood.

3. *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 addition will provide additional living space and is expected to add value to not only the property itself but the surrounding neighborhood as well.

4. *Compatibility with existing surrounding structures and uses*; there are several split-level homes in this neighborhood two of which are directly adjacent to this home.

5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the second-story use is intended for a single-family use and is not expected to cause any disruptive behavior.

REASONS FOR APPROVAL:
Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.

2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:
THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.
• The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.

• Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through http://www.tempe.gov/zoning or purchase from Development Services.

• Any intensification or expansion of use shall require a new Use Permit.

65HISTORY & FACTS:
December 1, 1972 Building Permit issued for a single-family residence.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 3-102 Permitted Uses in Residential Districts
Section 3-420 Single-Family Residential Second Story Addition or Rebuild
Section 4-202 Development Standards for Residential Districts
Section 6-308 Use Permit
DEVELOPMENT PROJECT FILE
for
WHITEFORD RESIDENCE
PL190242

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Building Sections
Aerial Map
To it may concern,

I, Jason Whiteford intend on remodeling my family home at 1165 E Diamond Dr, Tempe, AZ 85283. The plan is to add 10 feet to the existing structure to the west and adding a 2nd story to add a master bedroom with bath. Per the letter of explanation requirements these are answers to fulfill that requirement.

1. This project will not impede on any significant vehicular or pedestrian traffic in adjacent areas.

2. This project will be controlled by a licensed ROC and will obey all dust, noise, odor or other nuisances as governed by state statute.

3. This property has been pre appraised to potentially add 80,000+ to the value of home.

4. This will be one of may 2 story homes in the area.

5. There will be video surveillance and check on by neighbors when workers are not onsite.
NEW ICC-ES REPORT ESR-3267 GAF ROYAL SOVEREIGN ASPHALT SHINGLES OVER 30# FELTS OVER EXIST'G 1/2" PLYWOOD

NEW ICC-ES REPORT WESTERN 1-KOTE 3/8" STUCCO OVER LATH OVER OVER 30# FELTS OVER 1/2" CDX PLYWOOD

NEW 200 AMP PANEL

23'-0" MAX HT ALLOWED R1-6 = 30'

NEW ICC-ES REPORT WESTERN 1-KOTE 3/8" STUCCO OVER LATH OVER OVER 30# FELTS OVER 1/2" CDX PLYWOOD

AT WINDOW INFILL AROUND NEW WINDOW

REVISED NORTH

REVISED EAST

REVISED WEST

REVISED SOUTH

EXISTING NORTH

EXISTING EAST

EXISTING WEST

EXISTING SOUTH

SCALE : 1/4"=1'-0"

ELEVATIONS

WHITEFORD

1/4"=1'-0"

9/1/19

A 3.3

MASTEBEDROOM

2ND STORY ADDITION

1165 E. DIAMOND DR

TEMPE, AZ

EXISTING NORTH

EXISTING EAST

EXISTING WEST

EXISTING SOUTH

REVISED NORTH

REVISED EAST

REVISED WEST

REVISED SOUTH

DRAWN BY:

CHECKED BY:

DATE:

JOB NUMBER:

SHEET NAME:

REVOLUTIONS

ELEVATIONS