

Staff Summary Report



Hearing Officer Hearing Date: February 19, 2008

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **CARR RESIDENCE (PL080019)** located at 614 West 11th Street for one (1) use permit.

DOCUMENT NAME: 20080219dssd03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **CARR RESIDENCE (PL080019)** (Brett Carr, applicant/property owner) located at 614 West 11th Street in the R1-6, Single Family Residential District for:

ZUP08014 Use permit to allow an accessory building (garage).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

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

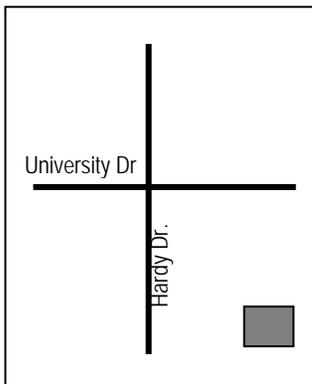
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LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4

ADDITIONAL INFO: The Carr Residence is requesting a use permit for the construction of a detached garage. The freestanding structure will be located on the north side of the house with a building area of 800 s.f. The applicant is currently remodeling the main residence and wishes to construct a garage off of the alley. Staff supports the use permit request with the finding that the request meets the criteria for approval of use permit. To date, no public input has been received.



PAGES:

1. List of Attachments
2. Comments;
3. Reason 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. Floor Plan/Elevations
- 6-8. Staff Photograph(s)

COMMENTS:

The Carr Residence is proposing to construct a freestanding garage in their north rear yard. The structure will be approximately 25' x 32' or 800 s.f. in area and will be 13'-11" in height. The design of the garage will complement the existing residence in design, color and material. The applicant is currently remodeling the main residence and is requesting a proposed garage at the rear of the property. The applicant states in their letter that the garage will be used for vehicles and will provide storage. The proposed accessory building would be constructed no closer than five feet (5') from the rear property line. Per the Zoning and Development Code rear yard setbacks in the R1-6 zoning district is fifteen feet (15'); however, the rear yard setback for an accessory building may be reduced if the lot is adjacent to a dedicated public alley. The applicant's property is adjacent to a dedicated public alley, therefore; the setback requirements may be measured from the centerline of the alley, which would place the proposed structure approximately fifteen feet (15') from the centerline. Staff recommends approval of the use permit as the structure meets the conditions set forth in the Zoning and Development Code for accessory buildings.

Use Permit

The Zoning and Development Code requires a use permit for an outdoor accessory structure in the Single-Family, R1-6 zoning district.

Evaluating the use permit, the proposal appears to pass the use permit test 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.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within the residential area. The lot is located adjacent to Priest Drive, and the proposed building would be located on the Priest Drive (west side) side of the lot.
- 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 proposed accessory building would not contribute to neighborhood deterioration or downgrade property values. The requested use permit will allow the applicant to move materials currently being stored in the carport. It will also allow the applicant to park his cars in the carport rather than the street and/or driveway.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed accessory building use appears to be compatible with surrounding uses. The requested use permit will not be detrimental to the surrounding area.

Conclusion

Staff recommends approval of the use permit.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. The use appears to be compatible with the site and adjacent properties.
3. There appears to be a demonstrated need for this accessory building.

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 and permits from the Building Safety Division.
2. Garage to complement the main residence in color, form and material.
3. The new garage shall have address numbers on north elevation, facing the alley. Address numbers to contrast with garage color.
4. The alley shall be maintained in a dust free condition per City Code, Chapter 29-3.

HISTORY & FACTS:

Home Constructed in 1955

DESCRIPTION:

Owner – Brett Carr
Applicant – Brett Carr
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 7,412 s.f. / .17 acres
Existing Residence Area – 912 s.f.
New Garage Area – 800 s.f.
Existing Lot Coverage – 12%
Proposed Lot Coverage – 23%

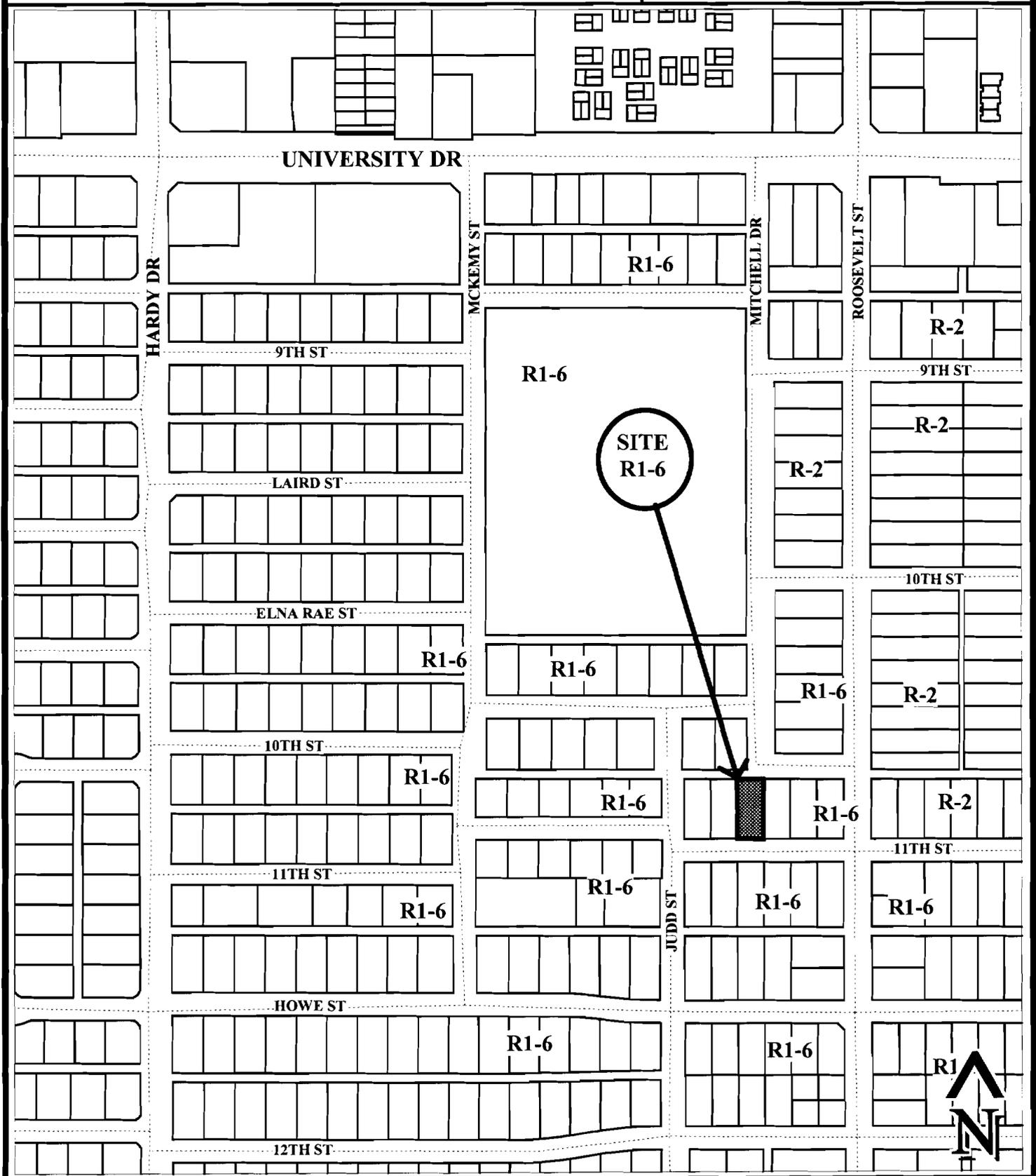
ZONING AND DEVELOPMENT

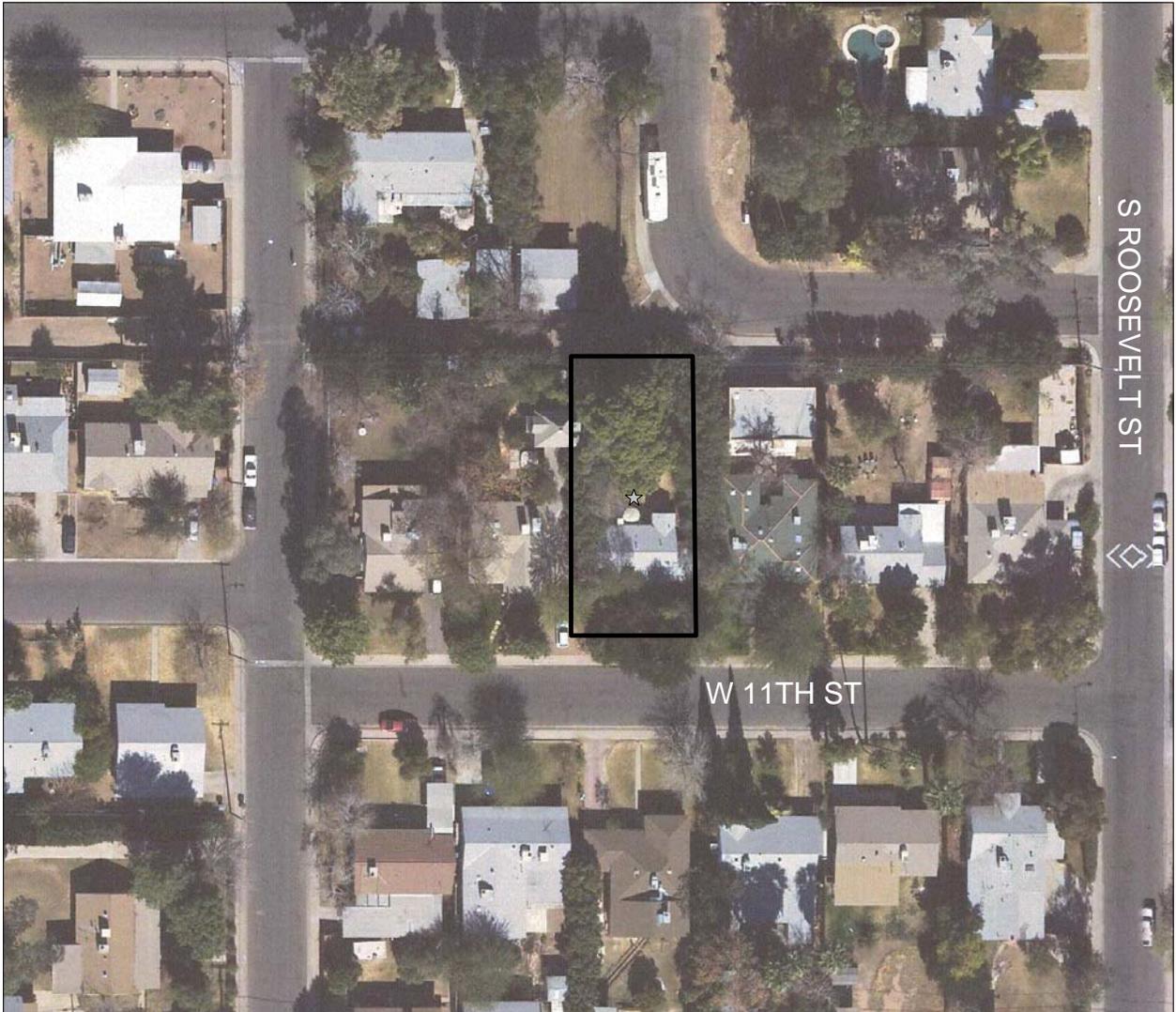
CODE REFERENCE:

Part 3, Chapter 3, Section 3-401.
Part 6, Chapter 3, Section 6-308

CARR RESIDENCE

PL080019





CARR RESIDENCE (PL080019)

City of Tempe
Development Services

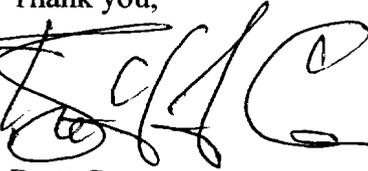
Brett A. Carr
614 West 11th Street
Tempe, AZ. 85281
480/518-5057

January 22, 2008

Use Permit Carr Garage,

My application for a use permit to build a 3 car garage on my property located at 614 West 11th Street in Tempe, AZ. 85281.

Thank you,

A handwritten signature in black ink, appearing to read 'Brett Carr', with a long horizontal line extending to the right.

Brett Carr



CARR RESIDENCE

614 W 11TH ST

PL080019

SIDE OF RESIDENCE, AND BACKYARD



CARR RESIDENCE

614 W 11TH ST

PL080019

FRONT OF RESIDENCE



CARR RESIDENCE

614 W 11TH ST

PL080019

REAR OF RESIDENCE FROM THE ALLEY