

Staff Summary Report



Hearing Officer Hearing Date: May 15, 2007

Agenda Item Number: 3

SUBJECT: This is a public hearing for a request by the **COUNTRYMAN RESIDENCE (PL070174)** located at 9038 South Dateland Drive for one (1) use permit.

DOCUMENT NAME: 20070515dssa01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **COUNTRYMAN RESIDENCE (PL070174)** (Kenneth Countryman, applicant/property owner) located at 9038 South Dateland Drive in the R1-15, Single Family Residential District for:

ZUP07050 Use permit standard to reduce the north side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

PREPARED BY: Steve Abrahamson, Senior Planner (480-350-8359)

REVIEWED BY: N/A

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

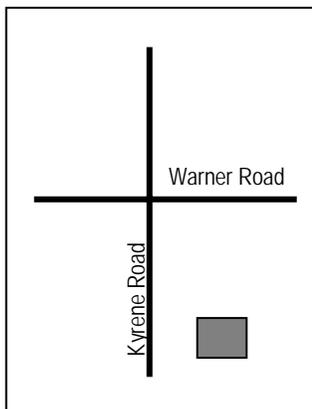
A handwritten signature in black ink, appearing to be 'L Collins', written over the printed name.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO: The Countryman Residence is requesting a use permit standard to reduce the north side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet to allow for a building addition (study / bedrooms / bathroom) to be located on the northwest side of the residence. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason for Approval; Conditions of Approval; History & Facts
 3. Description; Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Letter of Intent
 - D. Site plan

COMMENTS:

The Countryman Residence is requesting a use permit to facilitate the remodel of their home. The site is located at 9038 South Dateland Drive in the R1-15, Single Family Residential District. Their plans include a 1,129 s.f. addition for a two (2) car garage, study, two (2) bedrooms and a bathroom. Staff recommends approval of the request in that it is compatible with the existing residence and complies with the approval criteria for a use permit. All additions will match or be compatible with the existing residence in color, form or material.

Neighborhood Meeting

A neighborhood meeting is not a requirement for processing a use permit. To date, no public input has been received on this request.

Use Permit

The Zoning and Development Code provides the use permit standard as a means for deviating from the district setbacks for projects that are a good design, in character with the neighborhood and appear to have neighborhood support. Staff believes a twenty percent (20%) reduction in the front yard setback is supportable.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. The uses are compatible with the building, site and adjacent property.
2. There appears to be a demonstrated need for this use at the proposed location.

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:

- | | |
|-------------------|--|
| September 3, 1981 | Final inspection of a single-story, single-family residence. |
| November 22, 1982 | The Board of Adjustment approved a variance to allow a 10'-0" fence in the front yard setback. |
| December 20, 1982 | Final inspection of a 432 s.f. swimming pool. |

DESCRIPTION:

Owner – Kenneth Countryman
Applicant – Kenneth Countryman
Existing zoning – R1-15, Single Family Residential District
Lot Size - 26,829 s.f. / .62 acres
Existing residence building area – 2,274 s.f.
Proposed expansion area - 1,129 s.f.
Total area after expansion – 3,403
Lot coverage allowed - 45%
Lot Coverage (proposed) - 13%

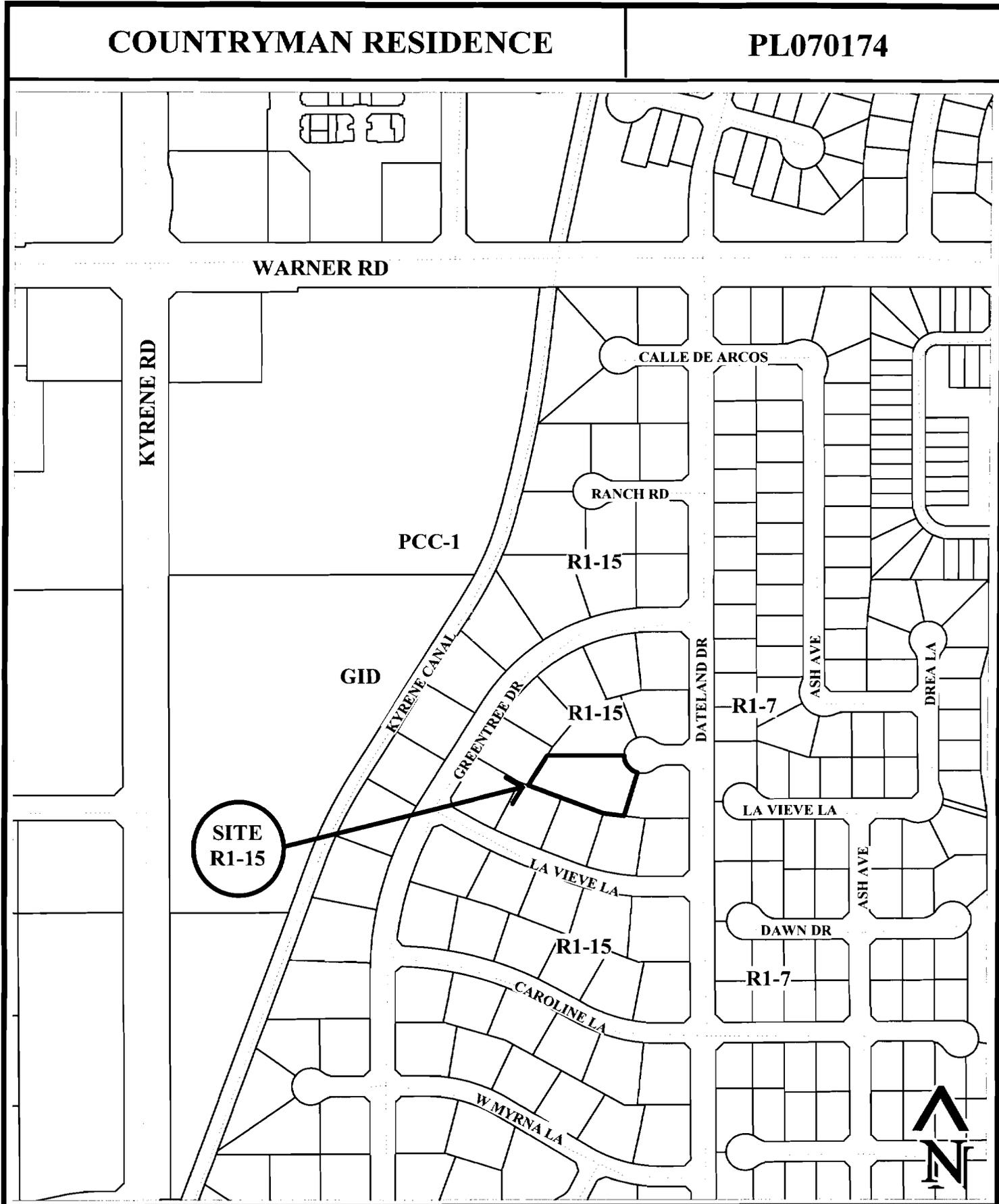
**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts.
Part 6, Chapter 3, Section 6-308 – Use Permits

COUNTRYMAN RESIDENCE

PL070174



Location Map



COUNTRYMAN RESIDENCE (PL070174)

KENNETH S. COUNTRYMAN
9038 S. Dateland Drive
Tempe, Arizona 85284
(602) 999-9813

April 11, 2007

CITY OF TEMPE
Department Services Development
31 East Fifth Street
Tempe, Arizona 85280-5002

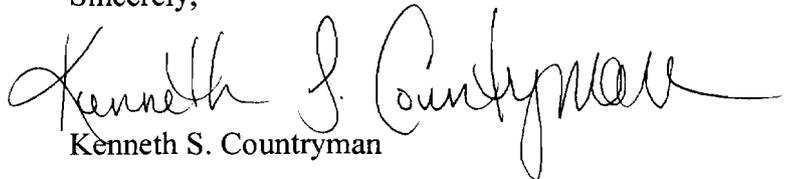
Re: Letter of Explanation

To Whom It May Concern (Development Services):

I am seeking a use permit with a 20% sideyard setback of the side-yard building setback for the construction permit. We are currently preparing construction documents and building plans for plan review with the City of Tempe. It is necessary to have this reduction so I can properly add a garage and home addition for the size of homes in this area. My family is growing and the addition is necessary for room. My house is on a cul-de-sac so the remodel process will not cause any significant vehicular or pedestrian traffic in adjacent areas. The remodel will not cause any nuisance exceeding that of ambient conditions and will not cause a deterioration of the neighborhood or conflict with goals of the city. The remodel is consistent with the neighborhood and not result in any disruptive behavior that will create a nuisance to the surrounding area or general public.

Please take the time to consider my application and this letter explanation as part of the process.

Sincerely,


Kenneth S. Countryman

RECEIVED
 MAY 04 2007
 By _____

EXISTING RESIDENCE ← → NEW ADDITION



PROJECT DATA

ADDITION TO EXISTING RESIDENCE:
 918 SF. LIVABLE (NEW BEDROOMS, BATH & STUDY)
 484 SF. NON-LIVABLE NEW GARAGE & MECH. ROOM
 GARAGE - 420 SF.
 BEDROOM 1 - 180 SF.
 BEDROOM 2 - 180 SF.
 STUDY - 141 SF.
 BATH - 91 SF.
 HALL - 157 SF.

3038 S. DATELAND DRIVE
 TEMPE, AZ 85284
 PARCEL # 301-01-112, 22 19 4E, DUSKFIRE UNIT 2, 1-93, LOT # 86
 DEED # 040095695

KENNETH S. COUNTRYMAN

SHERBONDY ART+ARCHITECTURE
 DON SHERBONDY, R.A., AIA
 (602) 746-7007

LOT AREA 22869 SF. (0.53 AC.)
 NEW LIVABLE AREA 818 SF.
 NEW GARAGE UTIL. 454 SF.

TOTAL NEW CONSTRUCTION: 1272 SF.
 EXISTING LIVABLE AREA 2124 SF.
 NEW TOTAL W/ ADDITIONAL LIVABLE: 3542 SF.
 TOTAL BUILDING AREA UNDER ROOF (INCL. PORCH & O.H.): 5612 SF.
 LOT COVERAGE = 24.5% (45% ALLOWED)

PROJECT DESCRIPTION:

AREA OF NEW ROOMS:

ADDRESS:
 OWNER:

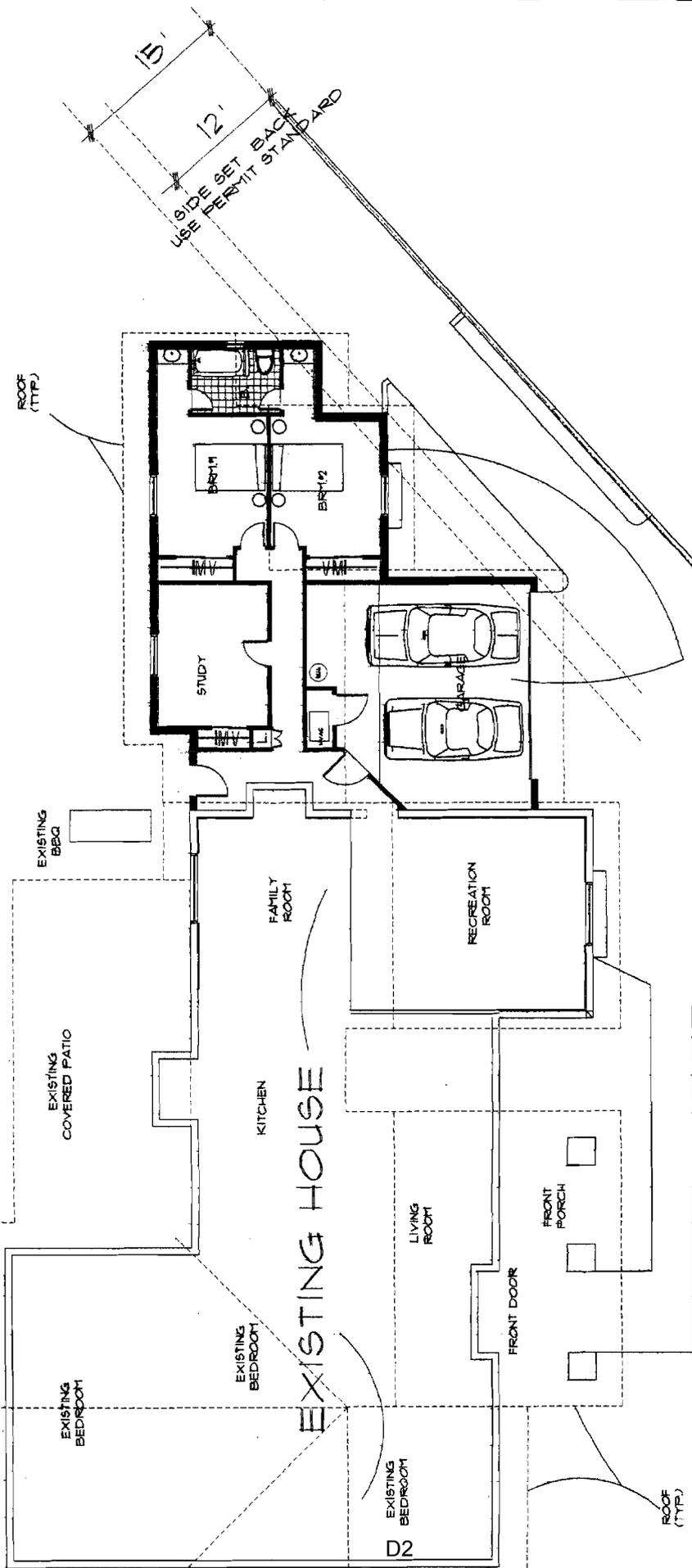
ARCHITECT:

SITE & BUILDING DATA:

COUNTRYMAN RESIDENCE
 9038 WEST DATELAND DR
 TEMPE, ARIZONA 85284



818 NORTH NINTH AVENUE PHOENIX, ARIZONA 85015 TEL: 602 346-3002 FAX: 602 347-3216	<table border="1"> <tr> <td>DATE</td> <td>3/30/07</td> </tr> <tr> <td>SCALE</td> <td>1" = 0'-0"</td> </tr> <tr> <td>BY</td> <td>SW</td> </tr> <tr> <td>CHECKED</td> <td></td> </tr> <tr> <td>DATE</td> <td></td> </tr> </table>	DATE	3/30/07	SCALE	1" = 0'-0"	BY	SW	CHECKED		DATE	
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NEW CONSTRUCTION



COUNTRYMAN RESIDENCE FLOOR PLAN

SCALE: 1/8"=1'-0"

COUNTRYMAN RESIDENCE FLOOR PLAN
 15 NORTH BIRD CHICAGO, ILL. 60611
 TEL: 312.467.8021 FAX: 312.467.8021
 LICENSE NO. 001234567 EXPIRES 12/31/2024

