

# Staff Summary Report



Hearing Officer Hearing Date: October 2, 2007

Agenda Item Number: 5

**SUBJECT:** This is a public hearing for a request by the **HAVILAND RESIDENCE (PL070400)** located at 1968 East Carver Road for one (1) use permit.

**DOCUMENT NAME:** 20071002dssd02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **HAVILAND RESIDENCE (PL070400)** (Tara Haviland, applicant/property owner) located at 1986 East Carver Road in the R1-7, Single Family Residential District for:

**ZUP07141** Use permit to allow a second story addition.

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

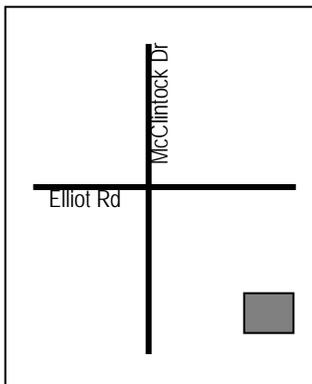
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-4

**ADDITIONAL INFO:** The Haviland Residence is requesting a use permit to allow a second story addition above a proposed garage. The proposed addition is attached to the house and does not encroach into any of the setbacks. The garage is permitted without further planning processing, however the second story addition requires a use permit. The second story addition over the garage includes a new master bedroom for the homeowners. Staff recommends approval of this use permit. To date, staff has received no public input on this case.



**PAGES:**

1. List of Attachments
2. Comments;
3. Reason(s) 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
6. Elevations
7. Staff Photograph(s)

## COMMENTS:

The Haviland Residence is proposing a second story addition over a proposed garage. The second story will add 970 s.f. for a new master bedroom above the new 973 s.f. garage. The new garage addition is attached to the main residence. The proposed second story addition will compliment the existing residence in design, color, and material. The property is located at 1986 East Carver Road in the R1-7, Single Family Residence District. The second story addition is designed with views to the east towards the ASU Research Park; the windows along the south elevation are a clear story design, which protects privacy to the neighbors to the south. To the east of this property is the Arizona State University Research Park, to the North, South, and West are single family (R1-7) residences. The surrounding neighborhood consists of one and two story single-family homes.

To date, staff has received no public input on this case

## Use Permit

The Zoning and Development Code requires a use permit for any single story, single family residence to add a second story. This use permit request meets all applicable tests in the following manner:

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 proposed second-story addition is similar to others within the neighborhood; there should be no nuisances.
- 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 proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## Conclusion

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

**REASON(S) FOR APPROVAL:**

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
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. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division.
3. The proposed addition and second story shall compliment the existing dwelling in design, color and material.
4. The south elevation shall have windows of a clear story design.

**HISTORY & FACTS:**

December 2, 1983                      Building Permit issued for construction of single family residence

**DESCRIPTION:**

Owner – Tara Haviland  
Applicant – Tara Haviland  
Existing Zoning – R1-7, Single Family Residential District  
Lot Area – 12,248 s.f./ .28 acres  
Existing Main Residence Area –2,516 s.f.  
Proposed Main Residence Area – 4,459 s.f.  
New Garage Area –973 s.f.  
New second story above garage area –970 s.f.  
Maximum Lot Coverage (R1-7) – 45%  
Proposed Lot Coverage– 28.4 %

**ZONING AND DEVELOPMENT**

**CODE REFERENCE:**

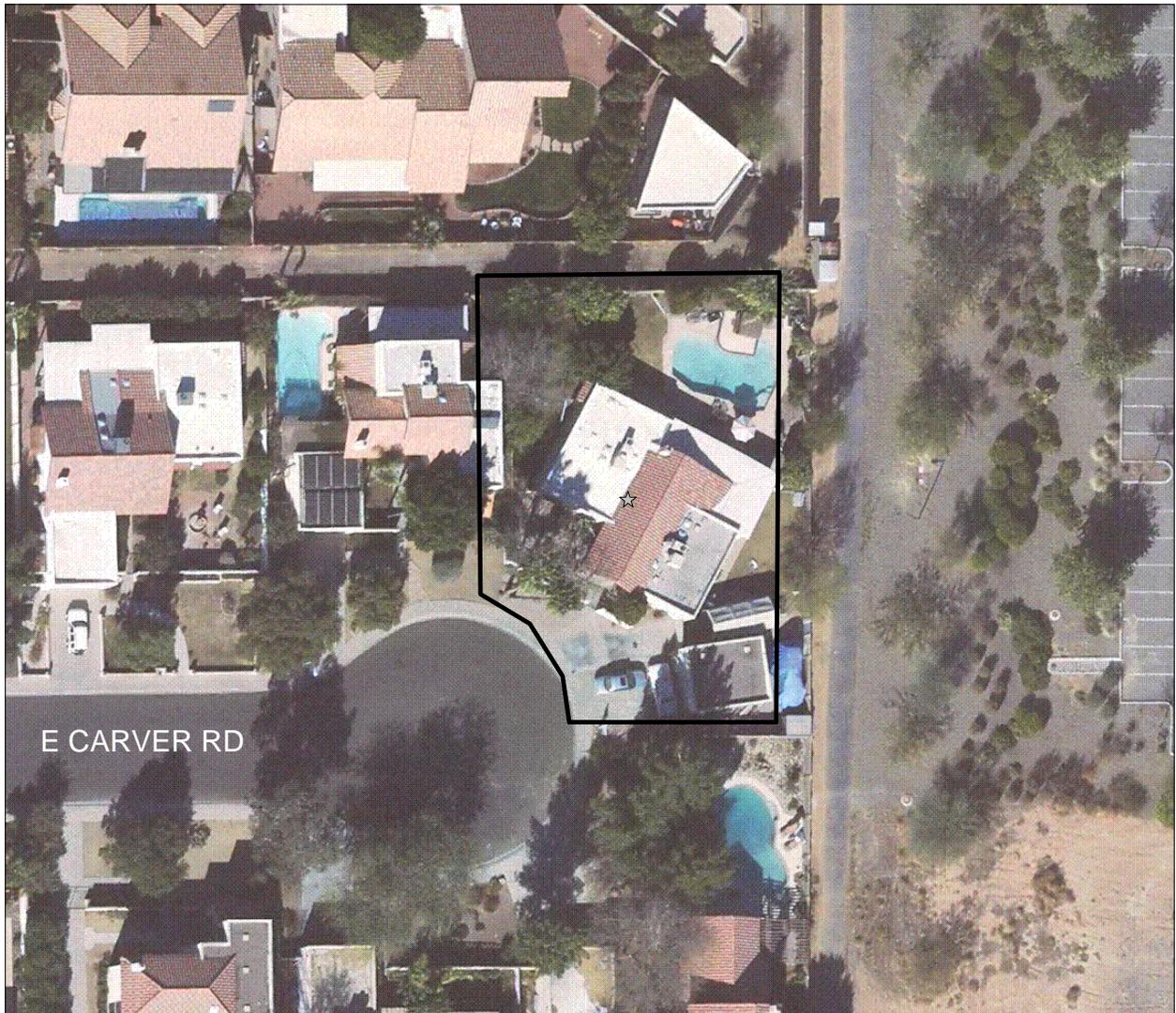
Part 3, Chapter 4, Section 3-420  
Single-Family Residential Second Story Addition. A use permit is required for any single story, single-family residence to add a second story.

Part 6, Chapter 3, Section 6-308  
Use Permit.

# HAVILAND RESIDENCE

PL070400





HAVILAND RESIDENCE (PL070400)

James and Tara Haviland  
1986 E. Carver Road  
Tempe, Arizona 85284  
480-239-2330

City of Tempe  
Development Services  
31 East Fifth Street  
Tempe, Arizona 85280

Re: Letter of Explanation for Use Permit  
ESTATE LA COLINA UNIT 2 AMD MCR 253-3

To Whom It May Concern:

We are requesting a use permit for the above-referenced single family dwelling. We hope to gain a permit to make the following modifications and additions to the lot.

1. Tear down of existing detached 2 car garage and front driveway which is currently in a state of contamination.
2. Addition of 3 car garage and side driveway
3. Addition of 2<sup>nd</sup> level master suite on garage which is accessible from the front door and will be used by the homeowner's as an additional bedroom.

The new addition will result in existing cars having a covered parking inside the garage. Currently the homeowners must park in the driveway due to the declined state of existing garage. In addition the neighborhood will be beautified as the front elevation of the house will now consist of landscaping rather than driveway. Other than minor construction disturbance during the hours of 8am-5pm the new addition will not result in any nuisance to the surrounding residents. We plan to maintain the current Spanish Style of the house by mimicking the current architectural style of the existing residence and neighborhood. The addition will be erected on a strict timeline with strict hours in order to minimize any disturbance to the surrounding neighbors.

Thank you for your time and consideration.

Sincerely,



James and Tara Haviland



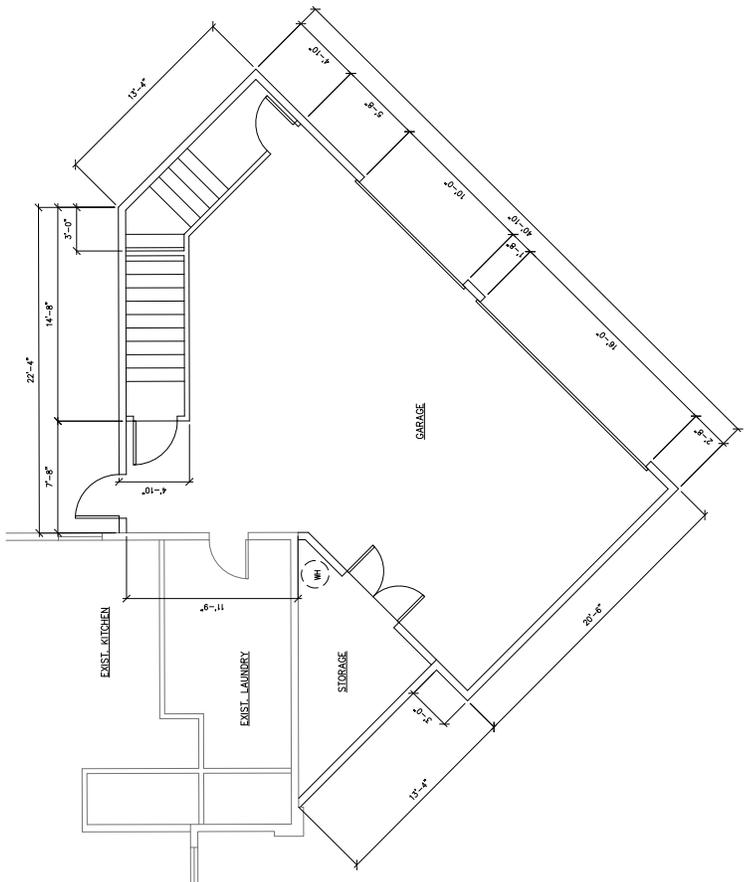
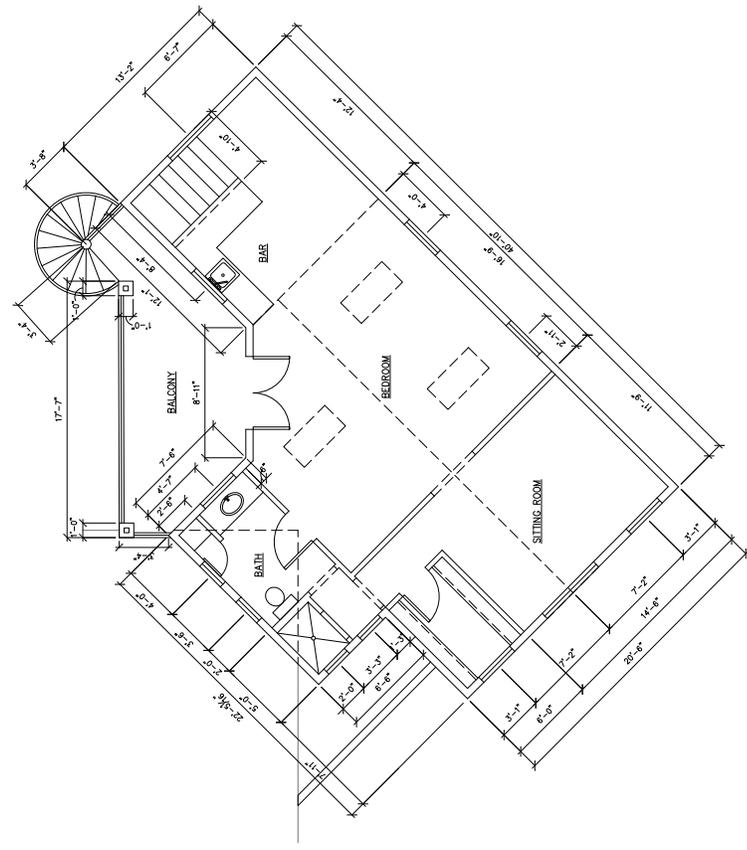
REVISION:	DATE:

L.C. DESIGN & DRAFTING, LLC  
 1103 E. ROYAL RD  
 TEMPE, AZ 85284  
 PHONE: 480-997-2204  
 FAX: 480-997-1827

PROJECT NAME:  
 HAVILAND RESIDENCE  
 1986 E. CARVER RD  
 TEMPE, AZ 85284  
 APN #: 301-50-827

SHEET TITLE:  
 1ST & 2ND FLOOR PLANS

DATE: 8/07  
 PROJECT NO.: 025-07  
 DRAWN BY: LBC  
 CHECKED BY:  
 SHEET NO.: A1







**HAVILAND RESIDENCE**

**1986 E CARVER RD**

**PL070400**

**FRONT OF RESIDENCE**