

Staff Summary Report



Hearing Officer Hearing Date: October 2, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **IMMANENI RESIDENCE** located at 1225 East Warner Road for one (1) variance.

DOCUMENT NAME: 20071002dssl02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **IMMANENI RESIDENCE (PL070401)** (Venkat & Lalitha Immaneni, applicants/property owners) located at 1225 East Warner Road, Unit 6, in the R1-15, Single Family Residential District for:

VAR07023 Variance to reduce the west side yard setback from fifteen (15) feet to seven (7) feet.

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

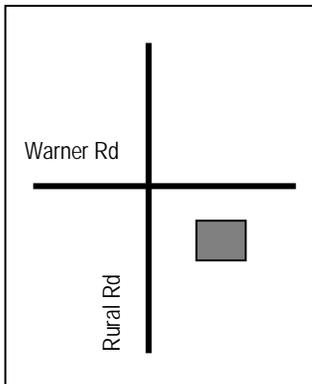
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3.

ADDITIONAL INFO: The applicant is before the Hearing Officer to request a variance to reduce the side yard setback from fifteen (15) feet to seven (7) feet . The Immaneni Residence is proposing to construct a 283 s.f. office addition to their residence. A portion of the addition, approximately 63 s.f. will encroach into the side yard setback. Staff supports the variance finding that there are special circumstances related to the configuration of the lot and the placement of the existing structure on the lot for which to warrant support of the variance.



The applicant held a neighborhood meeting on September 16, 2007; in accordance with the requirements of the Zoning and Development Code. No neighbors attended the meeting but two members of the Wingfoot Homeowners Association previously reviewed the plans and expressed no opposition to the request. To date no other public input has been received.

PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Summary of Neighborhood Meeting
- 6-9. Applicant Photograph(s)
10. Staff Photograph(s)

COMMENTS: The Immaneni Residence is seeking a variance to reduce the side yard setback from fifteen (15) feet to seven (7) feet. The proposed addition will complement the existing dwelling in form, color and material. According to the applicant's letter they are proposing this addition for a new home office. Due to requirements of their occupation; they most hold teleconferences from their home office at various times during the night due to international time schedules. They want to make their future office as secluded as possible from other living areas within the house. Their future 283 s.f. office addition is proposed for the west side of the residence, of which, 63 s.f. of the new structure will encroach into the side yard setback. They state in their letter of explanation that their unique shaped cul-de-sac lot provides natural seclusion for the proposed addition; it will not be visible from the street and neighboring houses. The house was not built square on the lot thus making it difficult to meet the setback guidelines. The encroachment into the setback is only 60 s.f. of the addition which will still maintain the open spaces intended by the setback (thus meeting the intent of the setback).

Variance The Zoning and Development Code requires that the side yard setback in the R1-15, Single Family Residential District be a minimum of fifteen (15) feet; the applicant is requesting an eight (8) foot encroachment for a portion of their structure. In review of this case, staff finds that there is justification for support of the variance. The unique lot configuration and placement of the structure on the lot are considered special circumstances that apply to the land which warrants support of the variance. The property which is most likely impacted by the proposed addition is located to the west. The abutting property is an AG-Agriculturally Zoned lot which has 2.58 net acres in area. The dwelling on the abutting lot is located on south side of the property; there is no structure within the vicinity of this addition. The reduction of open space for which the setback promotes will not be impacted. The authorizing of the variance will not be materially detrimental to the adjacent property or the surrounding area. The encroachment into the setback is for only a minor portion of total addition.

Conclusion Staff supports the variance as requested in this application.

REASON(S) FOR APPROVAL:

1. Special circumstances or conditions applying to the land, building or use exist.
2. The authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights.
3. Authorization of the variance(s) will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

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 variance valid for the plans as approved by the Hearing Officer.
2. The addition to match the existing residence in form, color and material.
3. Obtain all necessary clearances from the Building Safety Division.

HISTORY & FACTS: None pertinent to this request.

DESCRIPTION:

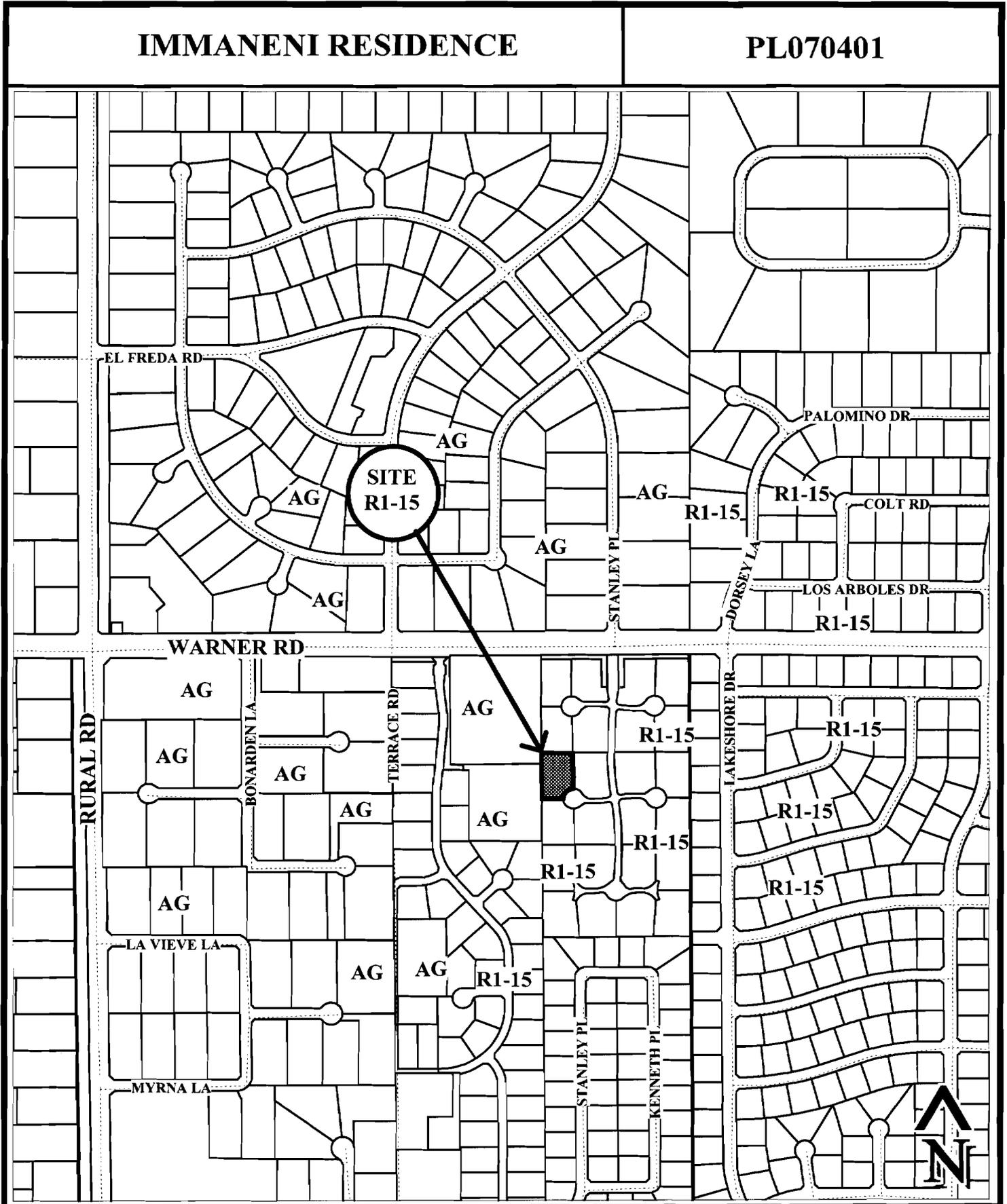
Owner – Venkat & Lalitha Immaneni
Applicant – Venkat & Lalitha Immaneni
Existing Zoning – R1-15, Single Family Residential District
Lot size- 27,421 s.f.
Lot coverage- 17.4%
Required side yard setback- 15'
Proposed side yard setback- 7'

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

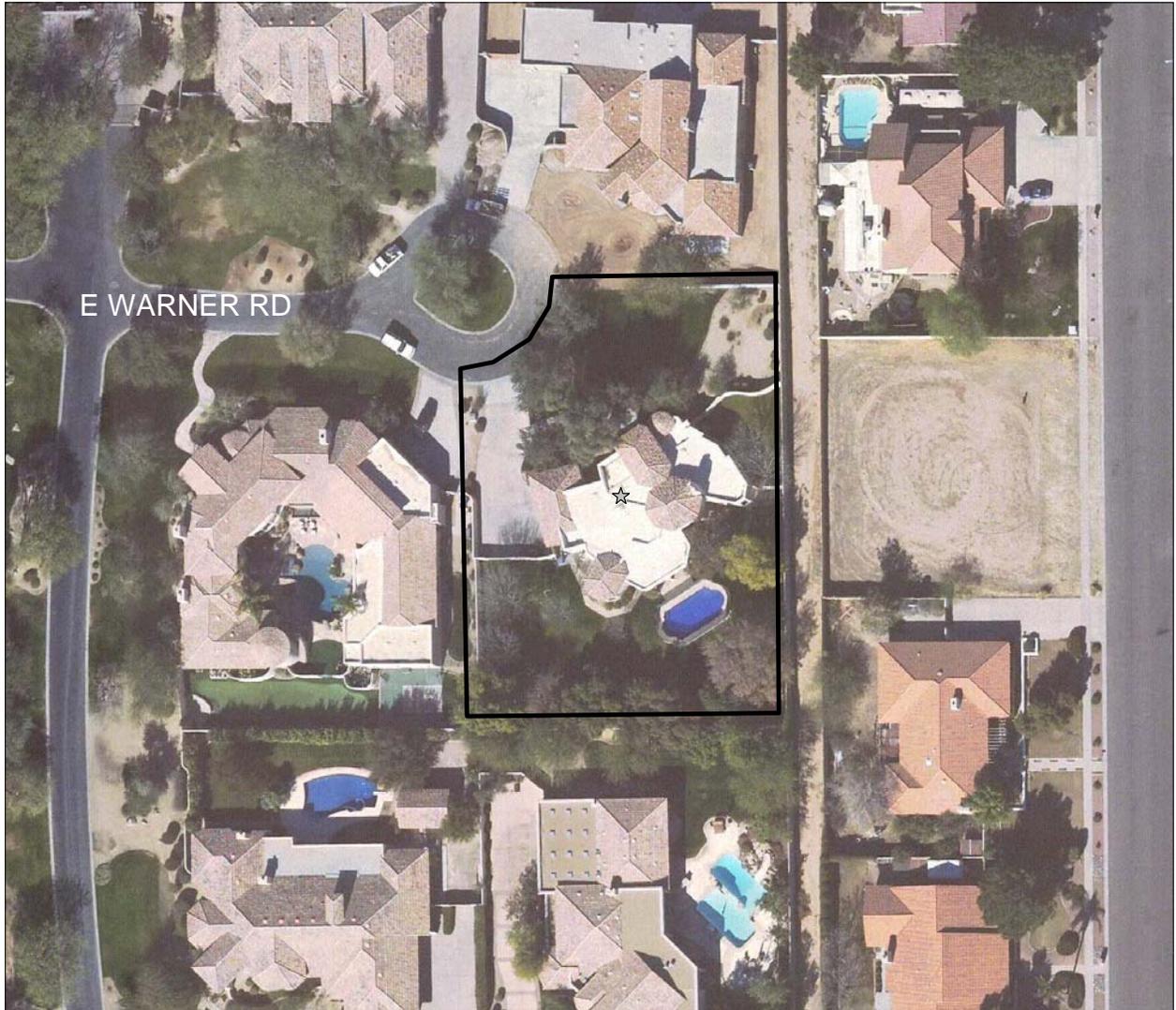
Part 4, Chapter 2, Section 4-202A- Development Standards
Part 6, Chapter 3, Section 6-309- Variances.

IMMANENI RESIDENCE

PL070401



Location Map



IMMANENI RESIDENCE (PL070401)

LETTER OF EXPLANATION

We, the Immaneni Residence, are seeking a variance to reduce the west side yard setback from 15' to 7' to construct an office addition. Our careers requires us to have a isolated home office as we have several critical late evening and early morning meetings with European and Asian design centers and customers. Both of us are managers at Intel Corporation, which has development centers, offices and customers all over the world. Due to the various time zones across these countries, we are required to attend meetings at odd hours and we need a quite home office to be able to work. Also, **the home office needs to be somewhat isolated from high activity and noisy areas like the kitchen, family room and kids bedrooms. The west side of the residence is the only area we have room to build a quite office room that is required for doing our jobs effectively.** Otherwise, we would have to drive to Intel offices during late night and early morning hours for calling into meetings, and this is very unsafe and dangerous. Reducing the set back requirements on the west side from 15' to 7' will help us build the office room and enable us to do our jobs effectively and safely.

As this the residence is on a corner Cul-de-sac lot, **the office room addition is not visible from the street or to the neighboring residents.** The office room addition is isolated to a corner, covered by large trees, and is hidden from the street and the neighboring houses. **The house is not built squared to the lot (it is tilted at an angle) thus making it difficult to meet the setback guidelines. Also, the encroachment of the proposed office room onto the setback area is approx. 60 sq feet only. It will still maintain the open space intended by the setback (meeting the intent of setback).** There is no other viable space for addition of the office that meets the need for separation from other highly active and noisy living areas.

Please grant the variance as the office room addition is essential for doing our jobs effectively and safely. This is office addition will still maintain the open space intended by the setback requirement and is not visible from the street or to the neighboring houses.

Thank You,

Venkat and Lalitha Immaneni

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IMMANENI ADDITION

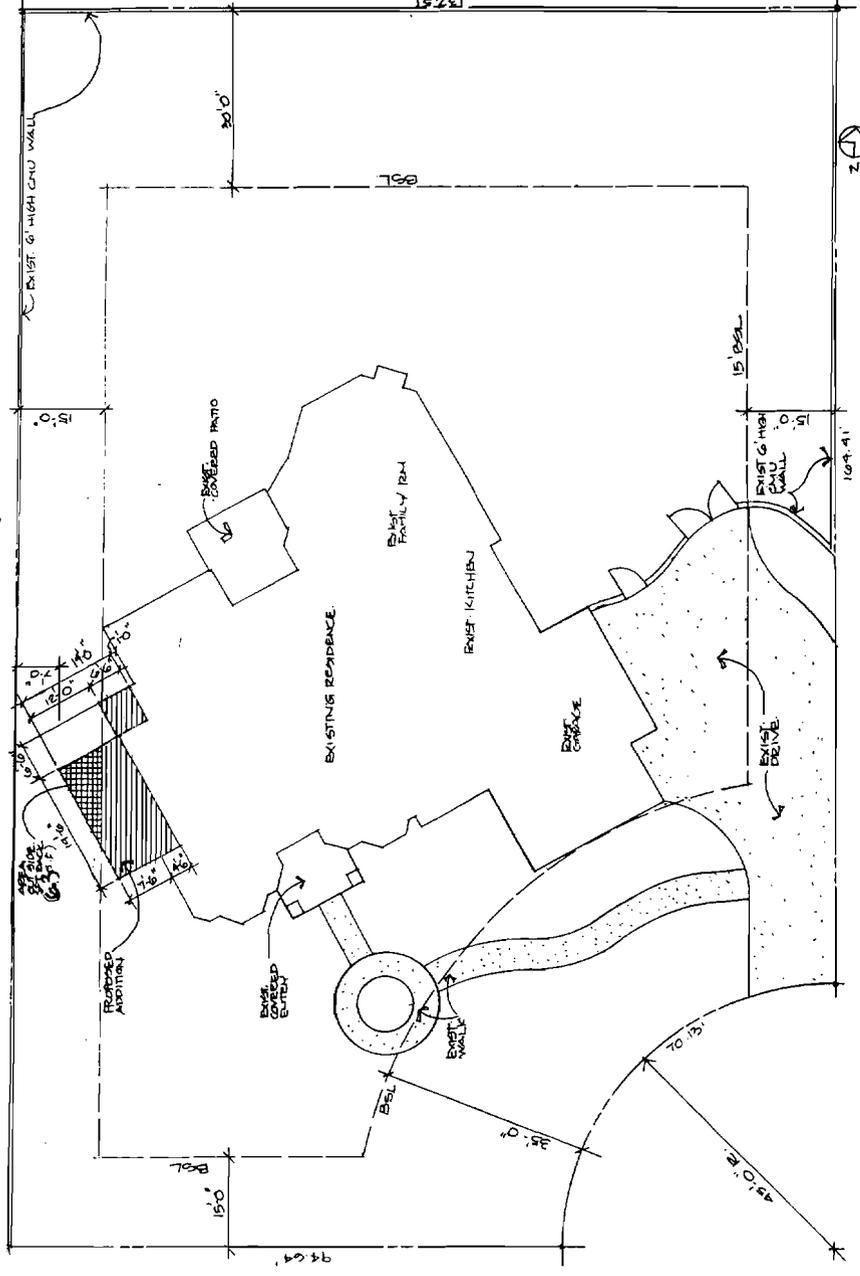
R	REVISION	DATE
1	ISSUED FOR PERMIT	8-31-07
		SCALE: 1" = 10'-0"
		PROJECT: IMMANENI ADDITION
		SHEET: 5-1
		DATE: 8/31/07

PROJECT DATA:
 LOCAL PARCEL # 304-02-006
 ZONING R-1S
 ADDRESS 1025 E. WARRIOR RD., MS TEMPE, AZ 85284
 PROJECT DESCRIPTION ROOM ADDITION
 OWNER VENKATA LALITHA IMMANENI
 1025 E. WARRIOR RD., TEMPE, AZ 85284
 482-497-6463
 DESIGNER ROBERT F. RUBIN
 7285 S. SUNBELLE MEHA, AZ 85712
 602-430-5578

EXISTING BUILDING AREAS:
 LIVABLE: 4780 S.F.
 FIRST FLOOR: 3204 S.F.
 SECOND FLOOR: 1576 S.F.
 GARAGE: 1000 S.F.
 COVERED PATIO: 197 S.F.
 COVERED ENTRY: 89 S.F.
 TOTAL AREA: 6046 S.F.

PROPOSED BUILDING AREAS:
 LIVABLE: 5043 S.F.
 FIRST FLOOR: 3204 S.F.
 SECOND FLOOR: 1566 S.F.
 ADDITION: 243 S.F.
 GARAGE: 1000 S.F.
 COVERED PATIO: 197 S.F.
 COVERED ENTRY: 89 S.F.
 TOTAL AREA: 6290 S.F.

PROPOSED FOOTPRINT:
 LOT SIZE: 4772 S.F.
 % OF COVERAGE: 71.4 %



SITE PLAN

MINUTES OF NEIGHBORHOOD MEETING

We, the Immaneni Residence, are seeking a variance from City of Tempe to reduce the west side yard setback from 15' to 7' to construct an office room addition. We held a neighborhood meeting to discuss the future plans for our residence at the following date/time:

Date: Sept 16th, 2007, Sunday

Time: 4-6 PM

Place: Immaneni Residence - 1225 E. Warner Rd, #6 Tempe AZ 85284

NO ONE HAS SHOWN UP FOR THE MEETING.

However, two members of the Wingfoot Homeowners' Association have looked at the site plan before the meeting and said that they have no issues with the variance for the extension. So far, no one had objected to granting the variance for the extension.

BACK VIEW FROM PROPOSED OFFICE ROOM ADDITION



COVERED BY LARGE TREES; PARTIALLY VIEW FROM OWN BACK YARD;
NOT VISIBILE TO NEIGHBORS.

WEST SIDE VIEW FROM PROPOSED OFFICE ROOM ADDITION



COVERED BY LARGE TREES AND AT A CORNER - NOT VISIBLE FROM NEIGHBORING LOTS / HOUSES

EAST SIDE VIEW FROM PROPOSED OFFICE ADDITION



EXISTING HOUSE - NOT VISIBLE FROM STREET OR NEIGHBORS

FRONT (STREET) VIEW FOR PROPOSED OFFICE ADDITION



NOT VISIBLE FROM STREET - AT A CORNER COVERED BY LARGE TREES



IMMANENI RESIDENCE

1225 E WARNER RD, UNIT 6

PL070401

FRONT OF RESIDENCE