

Staff Summary Report



Hearing Officer Hearing Date: November 6, 2007

Agenda Item Number: 15

SUBJECT: This is a public hearing for a request by the **NORBERG RESIDENCE** located at 2513 West Vineyard Road for one (1) use permit.

DOCUMENT NAME: 20071106dssl03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **NORBERG RESIDENCE (PL070449)** (Mike Norberg, applicant/property owner) located at 2513 West Vineyard Road in the R1-6, Single Family Residential District for:

ZUP07169 Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen feet (15') to twelve feet (12').

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

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

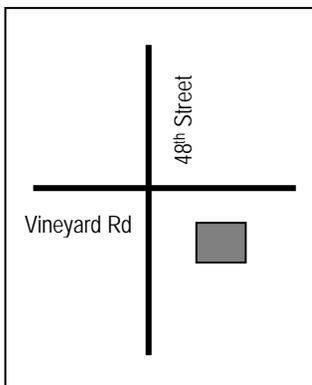
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO: The applicant is requesting approval of a use permit standard to reduce the rear yard setback by 20%; from 15 feet to 12 feet for a bedroom/bath/closet expansion to the rear of the dwelling. The addition will have a stucco finish and will be painted to match the existing residence. To date, no public input has been received.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval; Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site plan
5. Floor Plan
- 6-7. Staff Photograph(s)

COMMENTS:

The Norberg Residence is requesting approval of a use permit standard to reduce the rear yard setback by 20%; from 15 feet to 12 feet (actually 12'-9"). The reduced setback will accommodate the expansion of the dwelling with a new bedroom and bath addition. The addition will have a stucco finish and will be painted to match the existing residence.

Use Permit

The Zoning and Development Code requires a use permit for a reduction of the rear yard setback up to 20%; the reduced rear yard setback will not create a nuisance or be detrimental to the surrounding area. This property is surrounded by an alley on two sides and an adjoining property to the west. Staff finds the request complies with the approval criteria for a use permit which warrants support of the application. To date, no public input has been received

Conclusion

Staff recommends approval of the use permit.

REASON(S) FOR APPROVAL:

1. The use appears to be compatible with the building, site and adjacent property.

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. The addition must match the existing dwelling in color, form and material.

HISTORY & FACTS: None pertinent to this request.

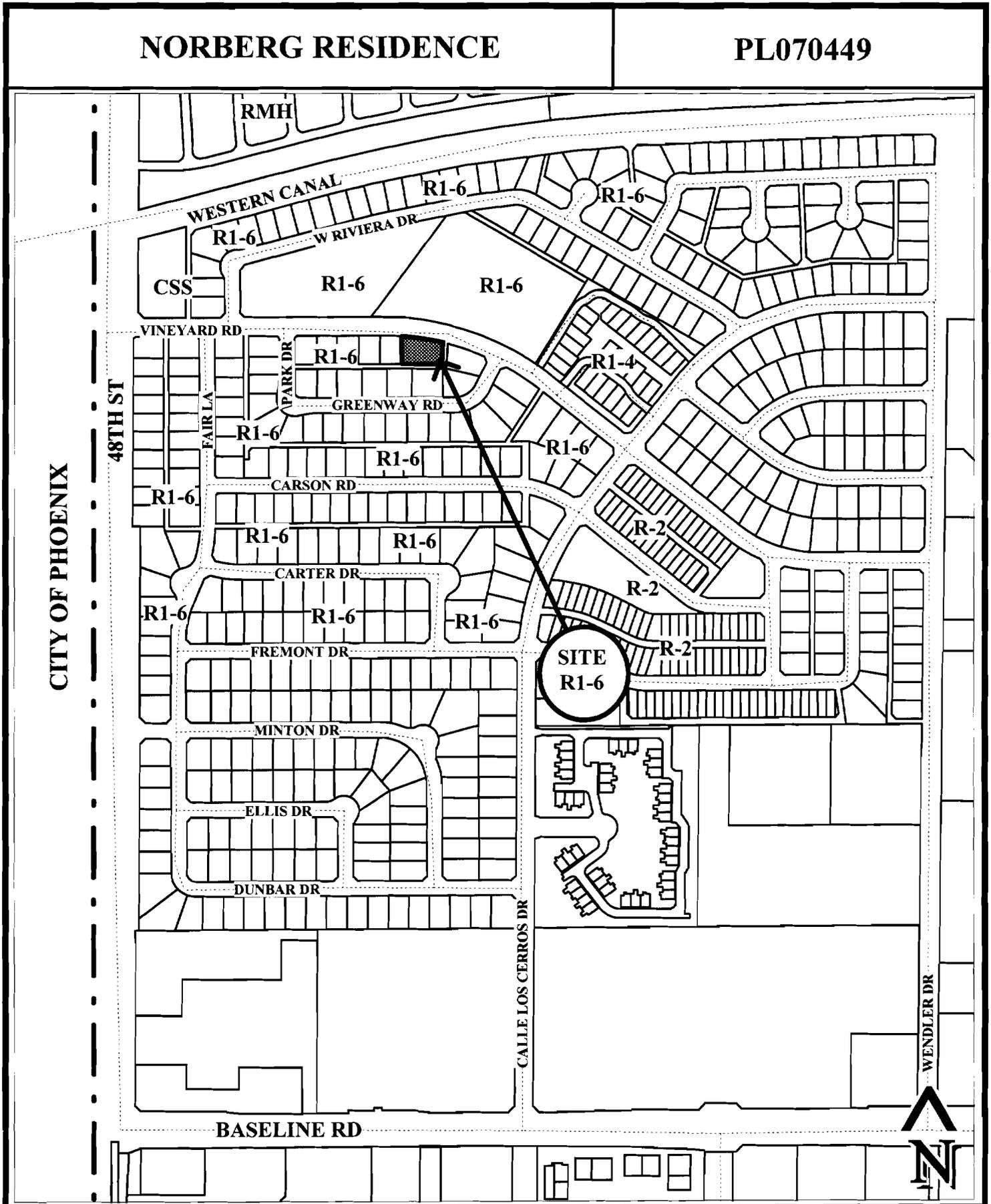
DESCRIPTION: Owner – Mike Norberg
Applicant – Mike Norberg
Existing Zoning – R1-6, Single Family Residential District
Required rear yard setback- 15'
Proposed rear yard setback- 12'-9"

ZONING AND DEVELOPMENT CODE REFERENCE:

Part 4, Chapter 2, Section 4-202.
Part 6, Chapter 3, Section 6-308 and Section 6-309

NORBERG RESIDENCE

PL070449





NORBERG RESIDENCE (PL070449)

Mike Norberg
2513 W. Vineyard Rd.
Tempe Az, 85282

October 9, 2007

City of Tempe
Development Services Dept.

To Whom It May Concern,

I am submitting an application for permit to build a 26' x 18' addition onto the rear of my existing home. It appears that if built to my existing plan, it will encroach upon the current offset of 15 feet from the rear property line. My current plan will put the back wall at 12'~~16'~~ 9" from the rear property line. Thus I am asking for a hearing to allow this encroachment.

This building will be well insulated with no windows towards the alley. There is a block wall, and alley so I do not expect any kind of noise issue other than the actual construction itself. This also will allow me to finish with stucco and back yard stuff which along with this addition will greatly increase the value of my home.

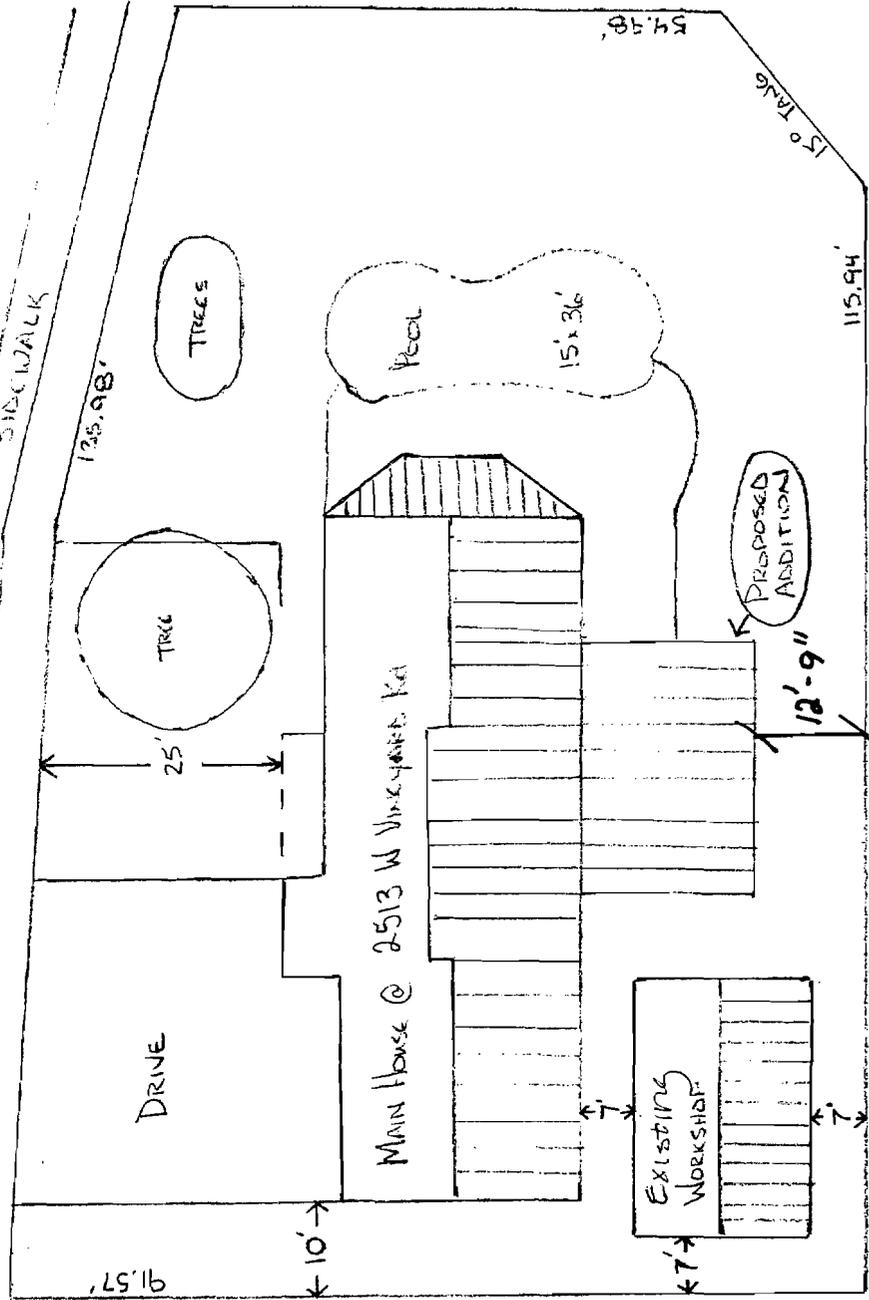
Sincerely,

Mike Norberg

CENTER LINE of STREET

VINEYARD RD

SIDEWALK



Alley

Alley

80'

26'

26'

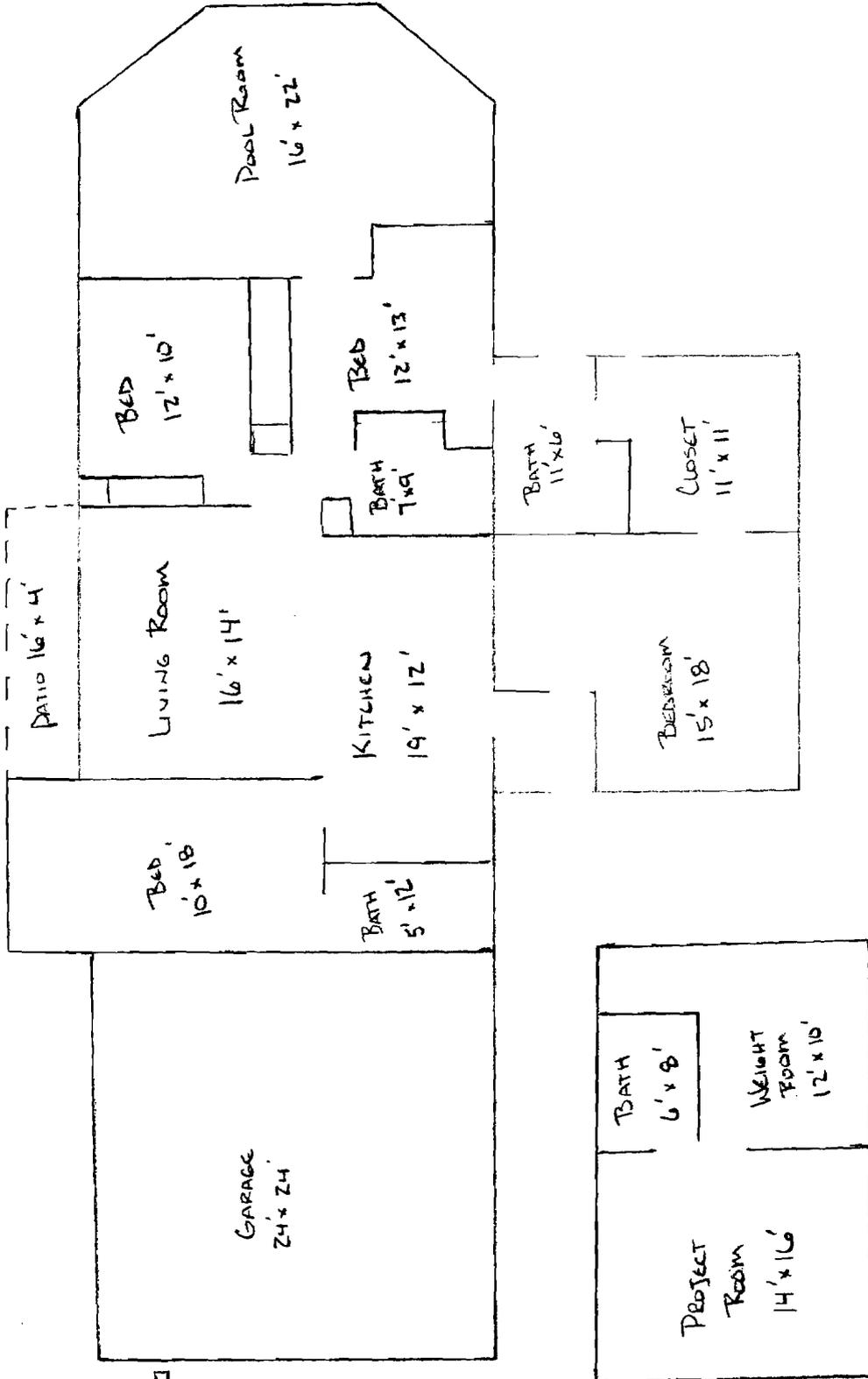
BOB / BATH

SITE PLAN

1" = 20'

M. NORDEN

FRONT



□
 ELECTRICAL
 FUSE BOX
 2 110V ZOA
 Circuits run
 through attic

Bed/Bath
 FLOOR PLAN
 1" = 10'
 M Norberg
 10/5/07



NORBERG RESIDENCE

2513 W VINEYARD RD

PL070449

FRONT OF RESIDENCE: VIEW TO SOUTH



NORBERG RESIDENCE

2513 W VINEYARD RD

PL070449

REAR OF RESIDENCE