

Staff Summary Report



Hearing Officer Hearing Date: March 18, 2008

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **ANDERSON RESIDENCE (PL080061)** located at 1954 East Calle De Arcos for one (1) use permit.

DOCUMENT NAME: 20080318dsng03

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **ANDERSON RESIDENCE (PL080061)** (Michael Warinner/C&C Refurbishing, applicant; Marcus Anderson, property owner) located at 1954 East Calle De Arcos in the R1-7, Single Family Residential District for:

ZUP08028 Use permit to allow an accessory building (hobby shop/woodshop).

PREPARED BY: Nick Graves, Planning Intern (480-350-8942)

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

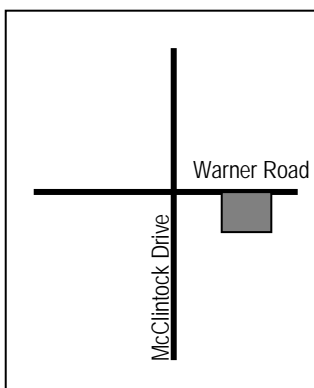
SEA

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The applicant is requesting a use permit for a detached 416 sf. accessory building (hobby shop/woodshop) located in the east side yard of the main residence. The property is located at 1954 East Calle De Arcos. 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, staff has received three (3) phone calls of inquiry and one (1) email of support that have been submitted for this request.



PAGES:

1. List of Attachments
2. Comments
3. Reasons 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. West and East Elevations
7. North and South Elevations
- 8-9. Staff Photograph(s)
10. Email of Support

COMMENTS:

The applicant is requesting a use permit for a detached 416 sf. accessory building (hobby shop/woodshop) to be located in the east side yard of the main residence. The Anderson residence is located at 1954 East Calle De Arcos. Mr. Anderson intends to use the accessory building for projects such as furniture-building as he enjoys woodworking as a hobby. Average woodworking tools such as a chop saw, table saw, drill press, etc. will be found in the accessory building. It will not be used in connection with any sort of business endeavor. According to the site plan, the proposed location of the accessory building provides adequate separation between the residence and accessory building of six (6) feet. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit.

Currently there is a portable shed on the east side of the property in the rear yard which will be moved to another convenient location, but will remain in the rear yard. Mr. Anderson intends to have the accessory building built within the rock landscaped area on the east side in the rear yard.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area. The applicant is proposing to construct a 416 sf. structure with a height of eleven (11) feet to the ridge. The accessory building lies within the property lines and meets all required setbacks.

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. The use is for a hobby shop/woodshop and should not cause more traffic.
- 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 should not create any nuisances. The accessory building will be insulated and will have no windows on the east side to prevent noise pollution.
- 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 development 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. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is for a detached home office and should not cause more traffic.
2. This use should not create any nuisances. The accessory building will be insulated and will have no windows on the east side to prevent noise pollution.
3. The proposed development 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.
4. The proposed use appears to be compatible with surrounding uses.

**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.
3. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities). Only one residential unit per lot is allowed in the R1-7 Single Family Residential District.

HISTORY & FACTS:

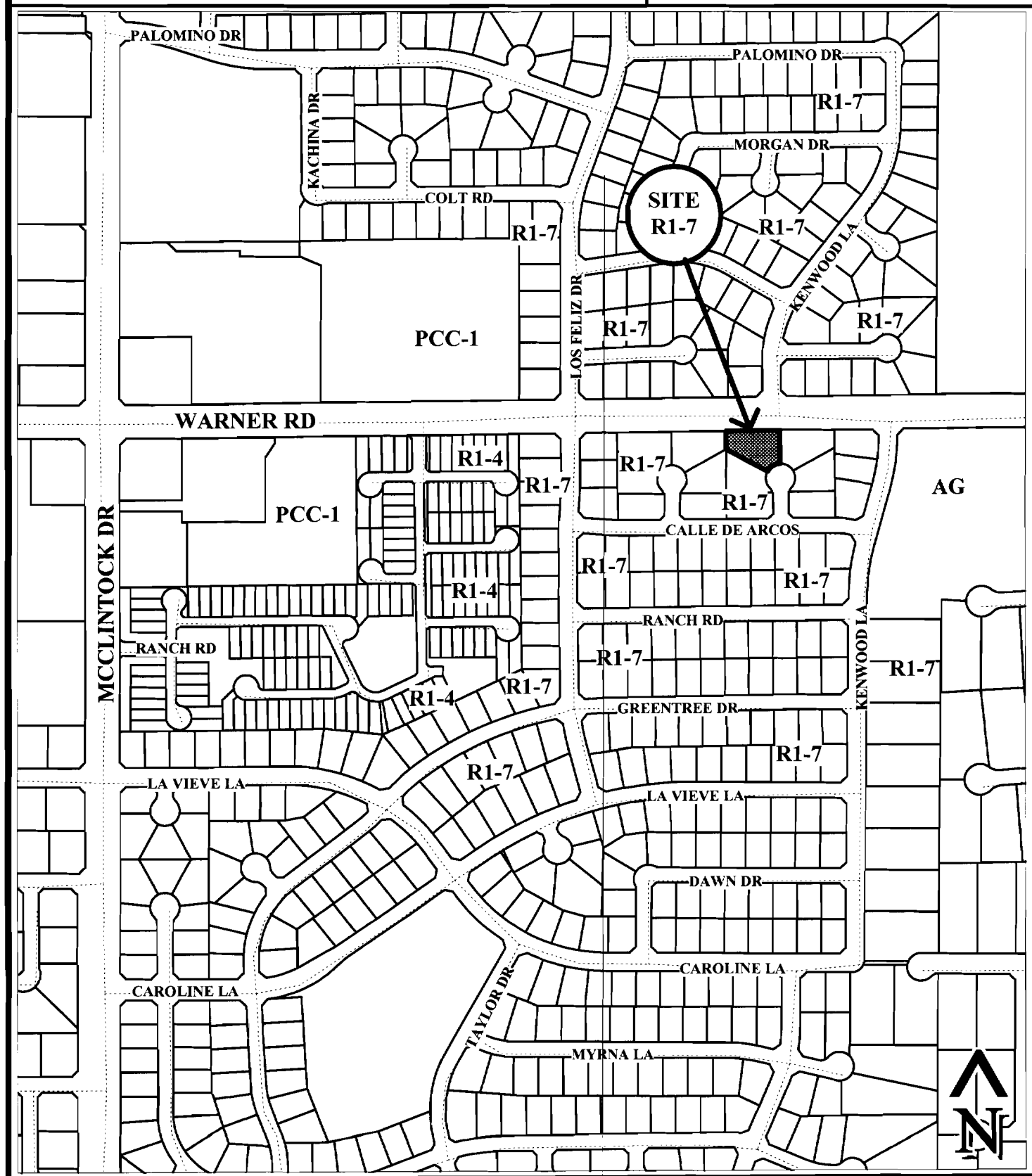
October, 7 1985 Final inspection for a single family home.

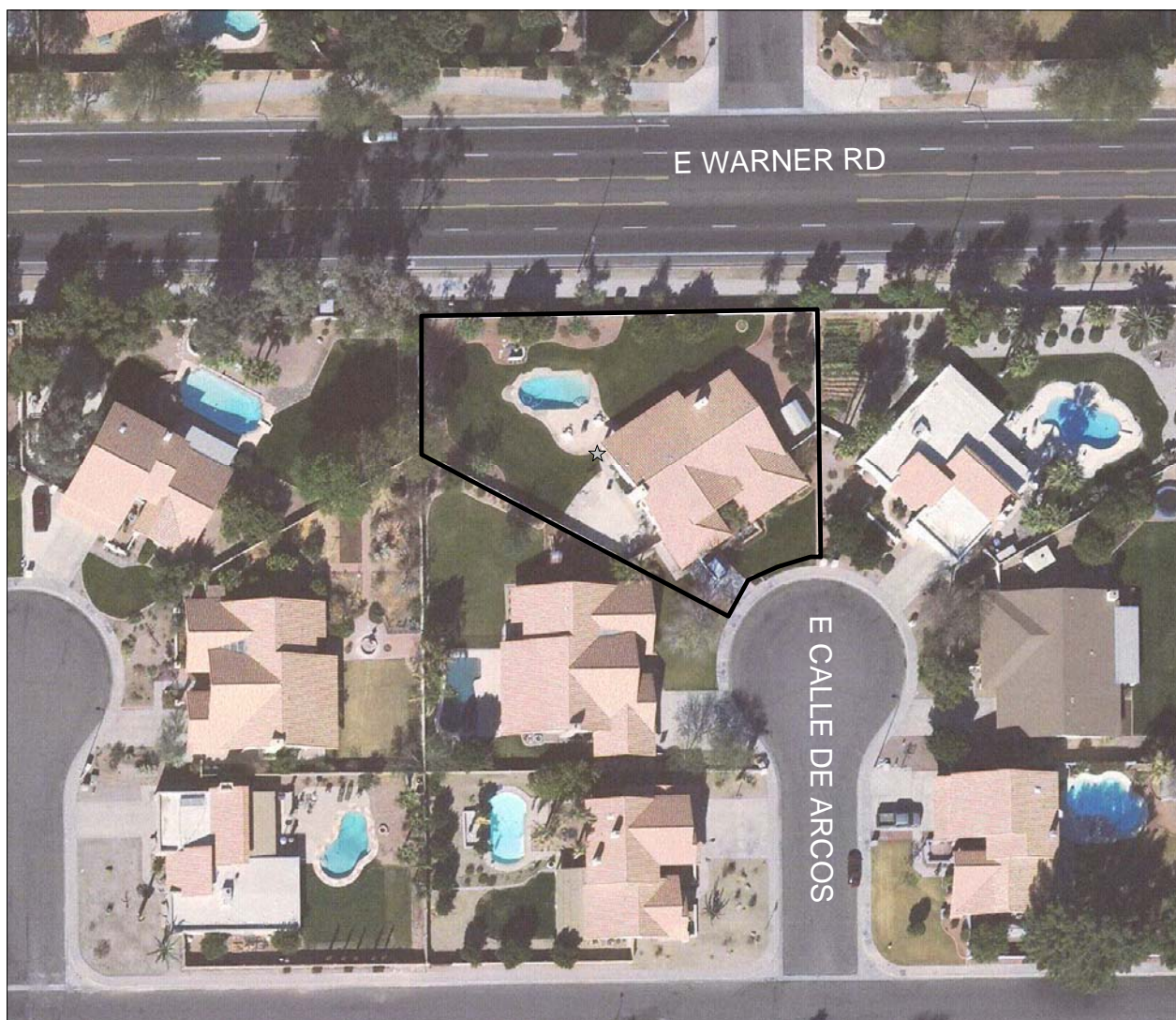
DESCRIPTION:

Owner – Marcus Anderson
Applicant – Michael Warinner/C & C Refurbishing
Existing Zoning – R1-7, Single Family Residential District
Lot Size - 19,070 s.f. / .44 acres
Existing Home area - 3,126 s.f.
Proposed Accessory Bldg. Area - 416 s.f.
Existing Home Height - 17'- 6"
Proposed Accessory Bldg. Height - 11'
Rear Yard Setback - 15'
Side Yard Setback - 7'
Existing Lot Coverage - 16%
Proposed Lot Coverage - 19%
Lot Coverage Allowed - 45%

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Section 3-102 – Permitted Uses in Residential Districts
Part 3, Section 3-401 – Accessory Buildings, Uses and Structures
Part 4, Section 4-202 – Development Standards for Residential Districts
Part 6, Section 6-308 – Use Permits

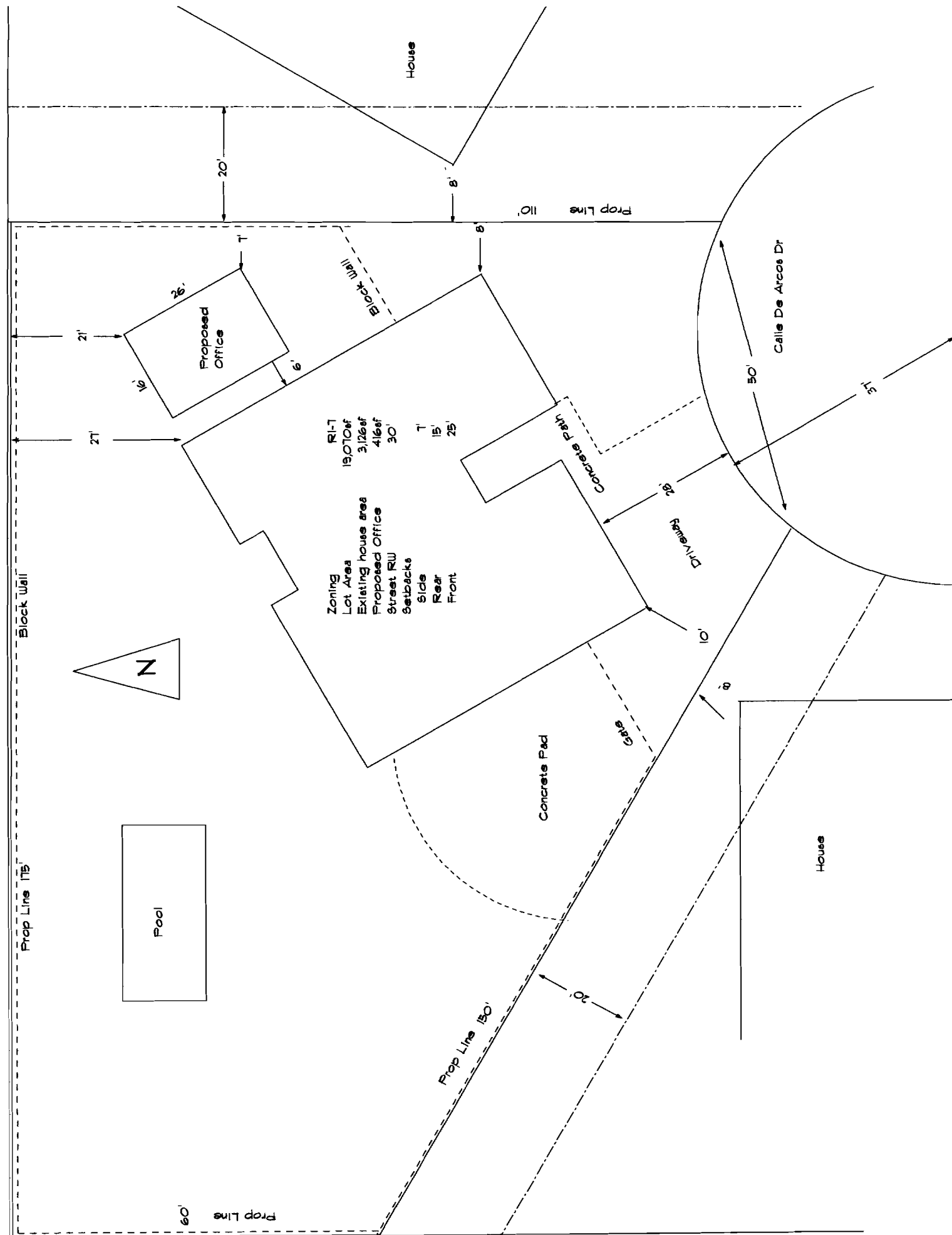
ANDERSON RESIDENCE
PL080061




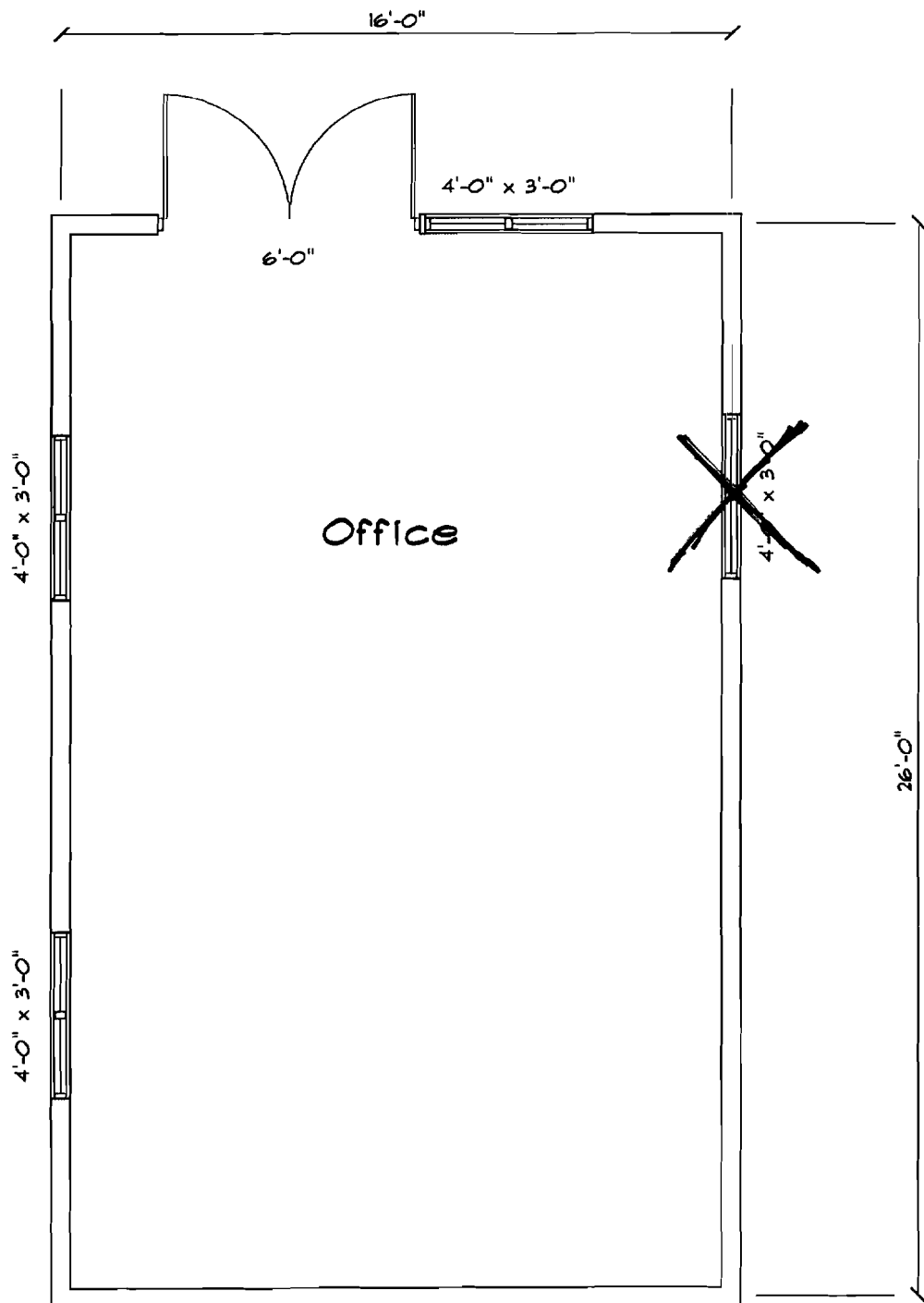
ANDERSON RESIDENCE (PL080061)

Letter of Intent Anderson Project

The proposed accessory building at the Anderson home located at 1954 East Calle De Arcose is intended to be used as a hobby shop/wood shop. It will be used for projects such a furniture building. This building will be one room with no bathroom. It is not going to be used in connection with any sort of business or money making endeavor. Mr. Anderson is a CPA and enjoys woodworking as a hobby. What may be found in this shop if approved will be average woodworking tools such as a chop saw, table saw, drill press ect. Mr. Anderson has talked with the neighbor next door and told them of his intentions for the shop. This neighbor has expressed no concerns about building the shop. The shop is designed to be built with 2x6 studs and insulated with no windows on the east side of his property, all to prevent noise pollution.



Floor Plan

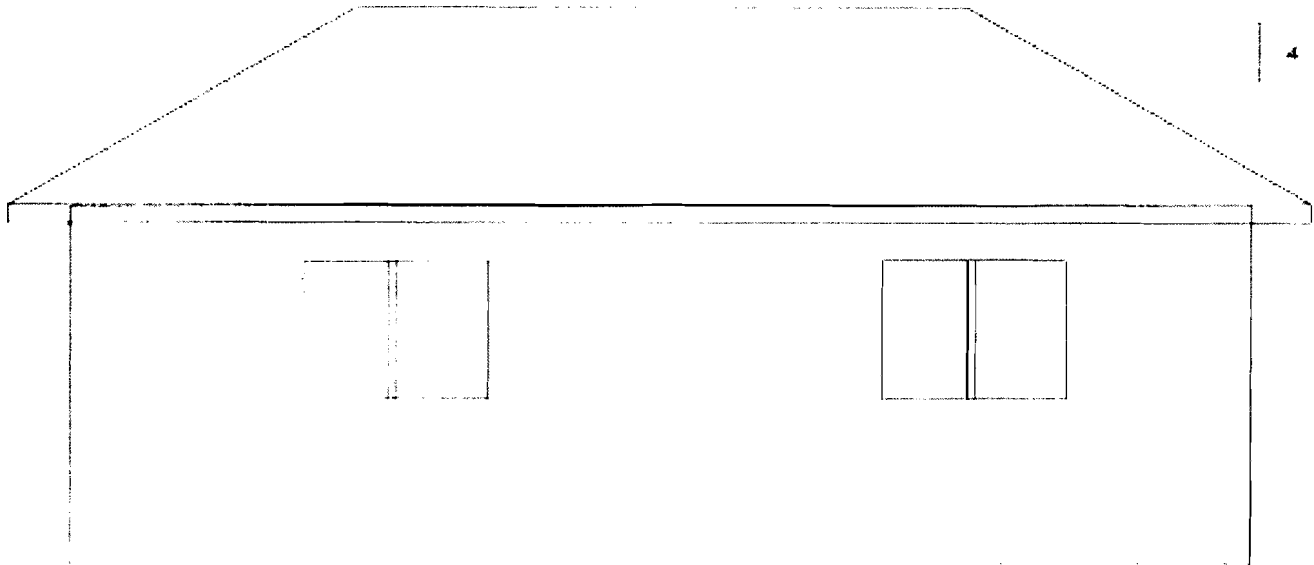


Scale 1' = 1/4"

Scale 1/4" = 1'

12

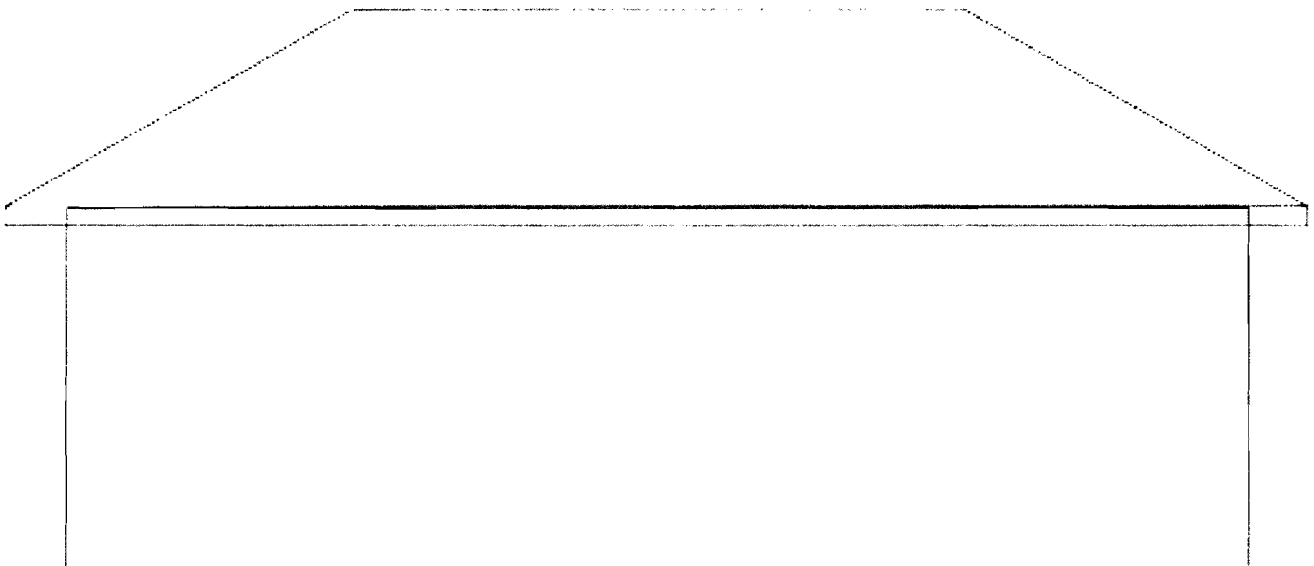
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West Elevation

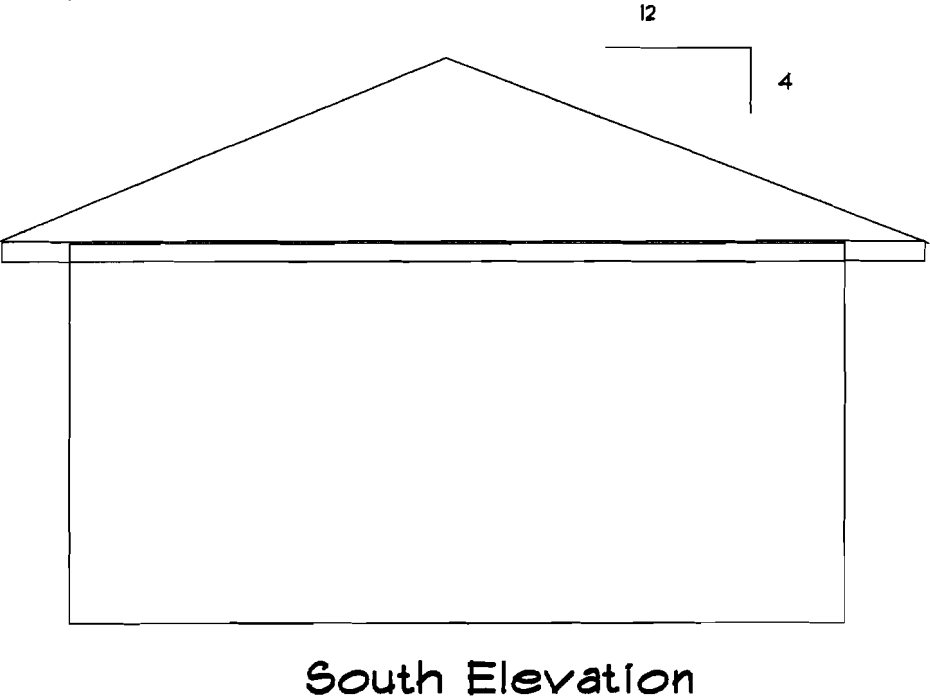
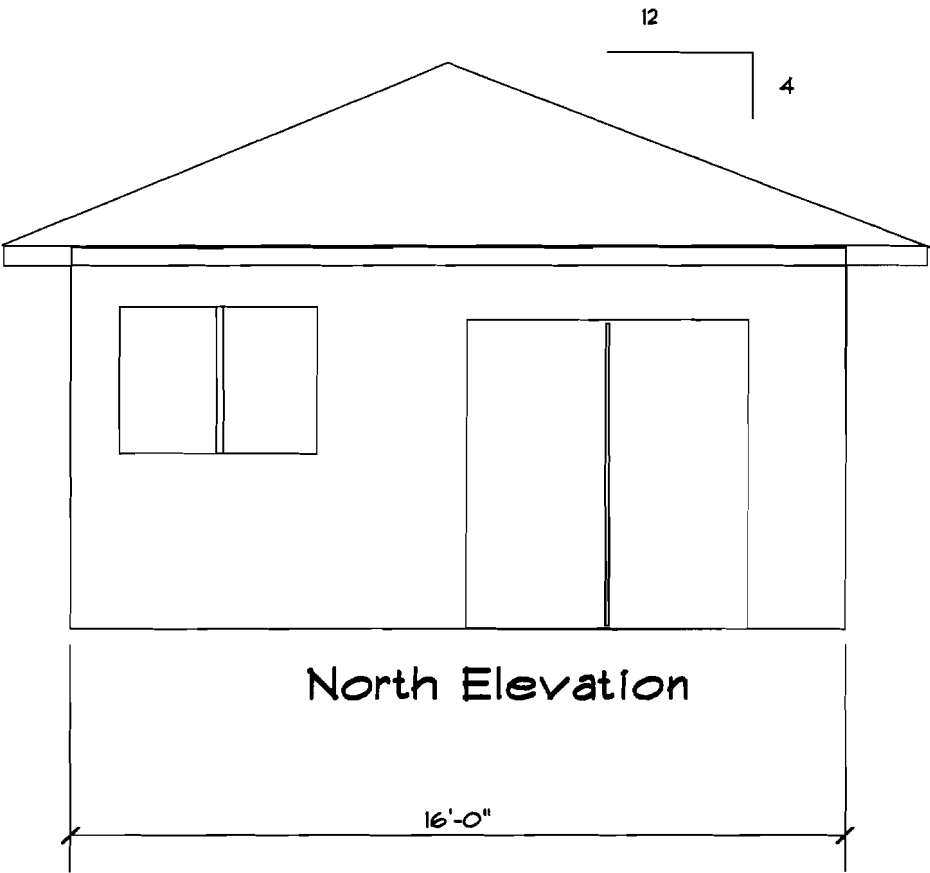
11'

8'



East Elevation

Scale 1/4" = 1'





ANDERSON RESIDENCE

1954 E CALLE DE ARCOS

PL080061

FRONT OF EXISTING RESIDENCE



ANDERSON RESIDENCE

1954 E CALLE DE ARCOS

PL080061

**REAR YARD: PROPOSED LOCATION OF
ACCESSORY BLDG**

Graves, Nick

From: Bill Bunger [b_bunger59@yahoo.com]
Sent: Tuesday, March 04, 2008 5:50 PM
To: Graves, Nick
Subject: Re: Plans for Anderson Residence

Thanks Nick for the Anderson plans. I am the neighbor to the ~~east~~^{west} of this property. My wife and I have no problem with their project. We wish them the best with their project. Bill and Dawn Bunger.

"Graves, Nick" <Nick_Graves@tempe.gov> wrote:

Hello Mr. Bunger,

Here are the plans I have recieved for the Anderson Residence. If you have any more questions or concerns, please feel free to give me a call or email me.

Thank you,

Nick Graves

City of Tempe | Planning Intern
480.350.8942

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