



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/12/2023
Agenda Item: 3**

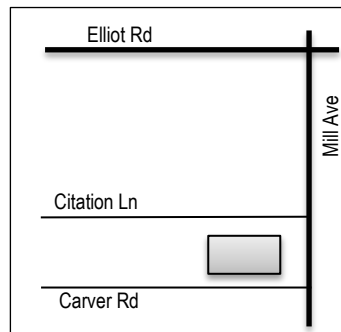
ACTION: Request a Use Permit Standard to reduce front setbacks from 35 to 28 feet to allow an addition to a single-family residence for the SANTORO RESIDENCE, located at 1 West Citation Lane. The applicant is Reef Construction.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff - Approve

BACKGROUND INFORMATION: The SANTORO RESIDENCE (PL230296) is located on the east side of Mill Avenue in a single-family neighborhood. The site is an existing single-family detached residence and is proposing a remodel of the existing interior space and an addition of a bedroom and bathroom. The request includes the following:

ZUP230070 Use Permit Standard to allow a reduction of the front setbacks from 35 feet to 28 feet in the R1-15 District.



Property Owner	Michael and Anne Santoro
Applicant	Jen Hoyle, Reef Construction
Zoning District	R1-15 Single-Family Residential
Site Area	15,350 s.f.
Building Area	4,890 s.f.
Lot Coverage	32% (45% maximum allowed in R1-15)
Building Height	15' (30' maximum allowed in R1-15)
Building Setbacks	28' north street front with use permit standard, 23'-2" west side, 14'-8" east street side, 28'-8" rear (35', 15', 20', 30' rear minimum in R1-15)
Vehicle Parking	2 spaces (2 min. required in single-family residences)
Lot Coverage	32% (45% maximum allowed in R1-15)
Building Height	15' (30' maximum allowed in R1-15)
Building Setbacks	28' north street front with use permit standard, 23'-2" west side, 14'-8" east street side, 28'-8" rear (35', 15', 20', 30' rear minimum in R1-15)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Whitney Mayfield, Planner I+ (480) 350-8486

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Whitney Mayfield, Planner I+

Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS

This site is located between Elliot and Carver roads and Mill Avenue and Kyrene Road in the Duskfire Subdivision and the Corona/South Tempe Character Area Eight. The existing residence has three bedrooms, two bathrooms, and a three-car garage. The owners have designed an addition to the front of the house with another bedroom and bathroom. Due to the addition, the north west corner of the residence encroaches by 7'5" into the front yard setback. The addition would comply with the 15' east side setbacks and the current width of the house.

PUBLIC INPUT

- Neighborhood meeting was not required for this request

USE PERMIT STANDARD

The proposed addition requires a use permit standard to reduce the front yard setback from 35' to 28' to allow room to add 360 square feet for a bedroom and bathroom. The applicant has provided a letter of explanation for this request pursuant to Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The existing residence had 3 bedrooms 2 bathrooms and a three-car garage. The parking requirement for single-family residences is 2 parking spaces, with the street front available for guests. The encroachment of 7.5' into the setback will not impact pedestrian traffic and the addition should not increase vehicular traffic as the addition will allow the owners to expand their family.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* During construction, there may be temporary nuisances, however, the 7.5' encroachment into the front yard setback for a permanent addition to the house will not cause nuisances exceeding the surrounding conditions and the owners have obtained a dust permit
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not 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 investment in the residence with the addition will increase the value of this lot. The design meets the character area plan objectives and helps preserve the character of the neighborhood.
4. *Compatibility with existing surrounding structures and uses.* The addition will fit within the front of the home without adding width or height to the structure. The design is compatible with the existing architecture and upon completion should not be discernable as being an addition.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The residence is owner-occupied and responsible for behavior on or adjacent to the site and the addition will not change the behavior of the occupants.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

REASONS FOR APPROVAL

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit Standard. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

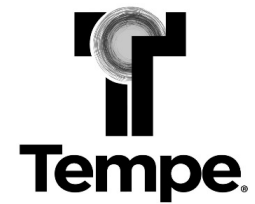
- The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

1981	A single-family residence was built.
September 20, 2005	Variance request to reduce front yard setbacks from 35 feet to 16 feet approved by Hearing Officer.
November 2, 2005	Building permit issued for garage, bedroom, and kitchen additions.
December 12, 2023	Use Permit request is scheduled to be heard by the Development Review Commission.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 4-202, Development Standards for Residential Districts](#)
[Section 6-308, Use Permit](#)



DEVELOPMENT PROJECT FILE

for

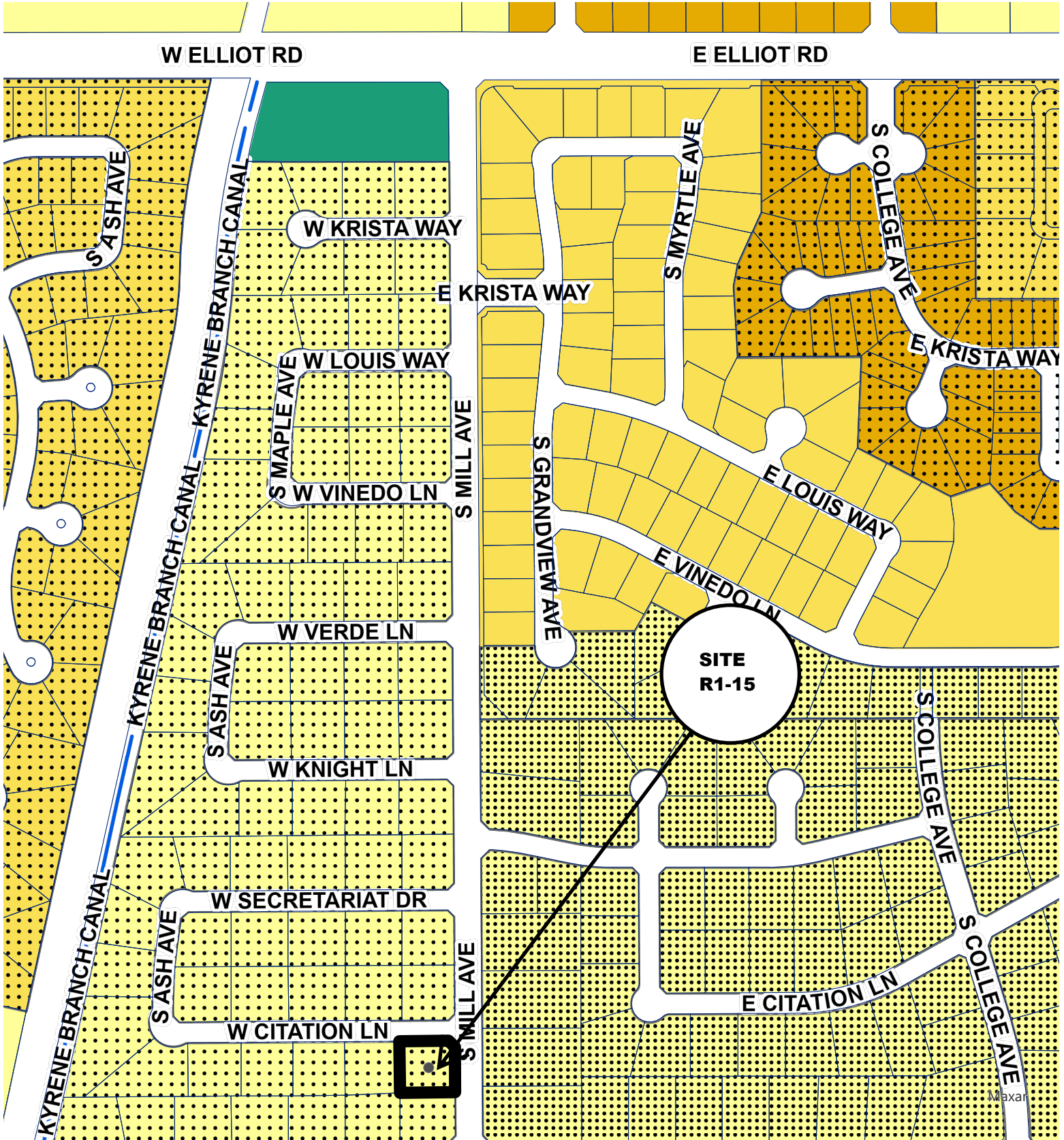
SANTORO RESIDENCE
(PL230296)









ATTACHMENTS:

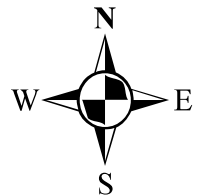
1. Site Context (Location Map, Aerial and, a Site Photo)
2. Applicant's Letter of Explanation
3. Site Design (Site Plan)
5. Building Design (Blackline/Color Elevations, Material Samples, Floor Plans)

SANTORO RESIDENCE

PL230296



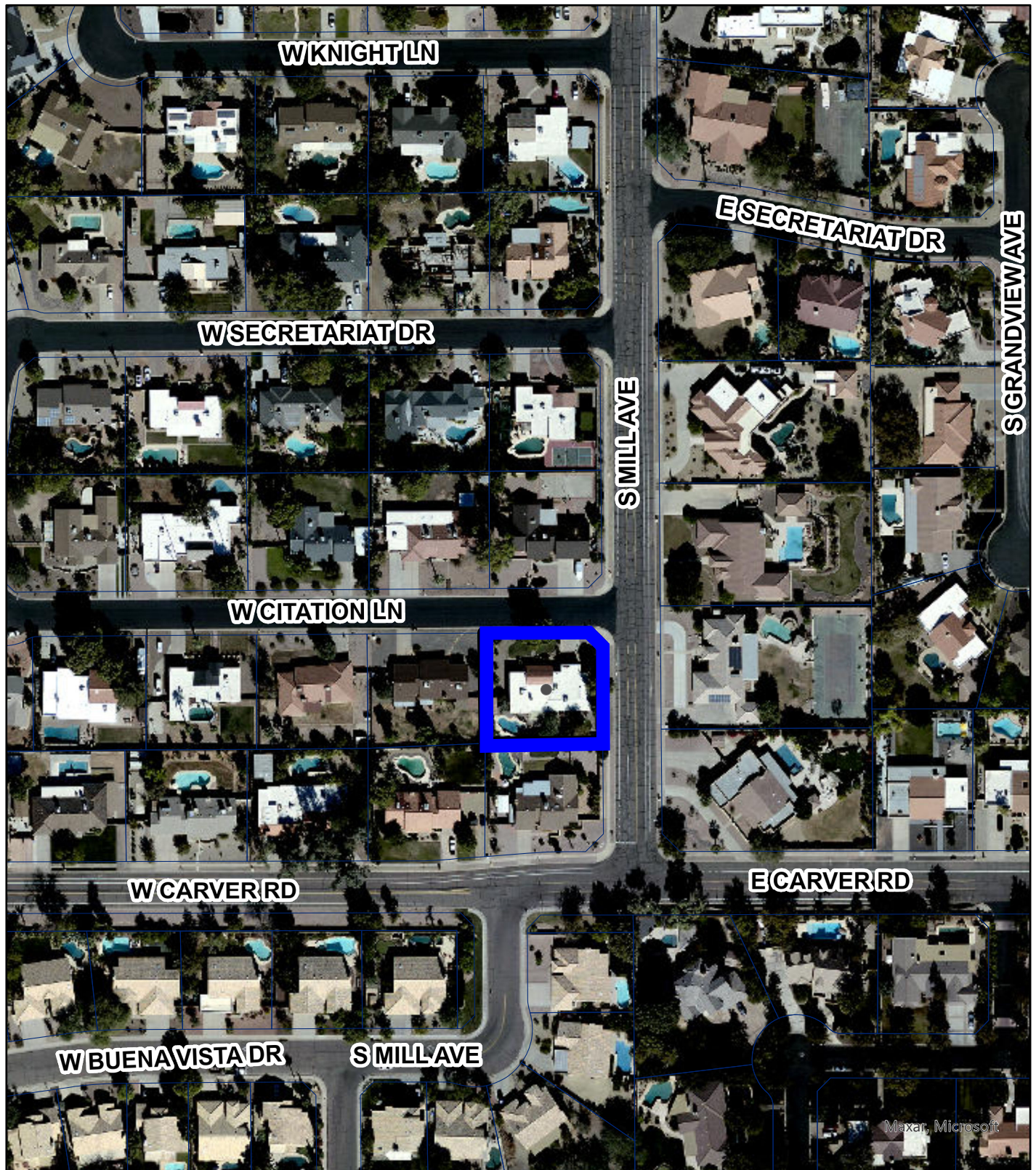
- | | | | |
|--|-----------------------------------|---|----------------------------------|
|  | Residential/Office (RO) |  | Single-Family Residential (R1-8) |
|  | Agricultural (AG) |  | Single-Family Residential (R1-7) |
|  | Single-Family Residential (R1-15) |  | Single-Family Residential (R1-6) |
|  | Single-Family Residential (R1-10) |  | Single-Family Residential (R1-5) |



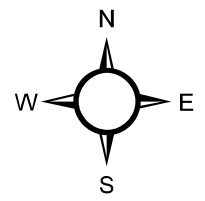


Tempe
PL230296

Santoro Residence



Aerial Map







September 19, 2023

City of Tempe
31 East 5th Street
Tempe, Arizona 85281

Re: PL230296
Santoro Residence – Letter of Explanation
1 W. Citation Ln.
Tempe, AZ 85284

Project Name: Santoro Addition

To Whom it may concern,

The proposed project is a Single Family Remodel and Addition located at 1 W. Citation Ln. in the City of Tempe. The proposed is a remodel of the existing interior spaces and the addition of a bedroom and bathroom. The total added square footage is 360 SF bringing the final square footage to 3057 SF.

The use permit standard is being requested to reduce the setback standards from 35' to 28'4".

There will be no vehicular or pedestrian impacts to the area.

There will be no nuisance arising, there is a dust permit, and noise will be minimal (ie hammering and sawing).

The property value is increasing as the home will be larger and similar to other homes in the neighborhood.

There will be no disruptive behavior.

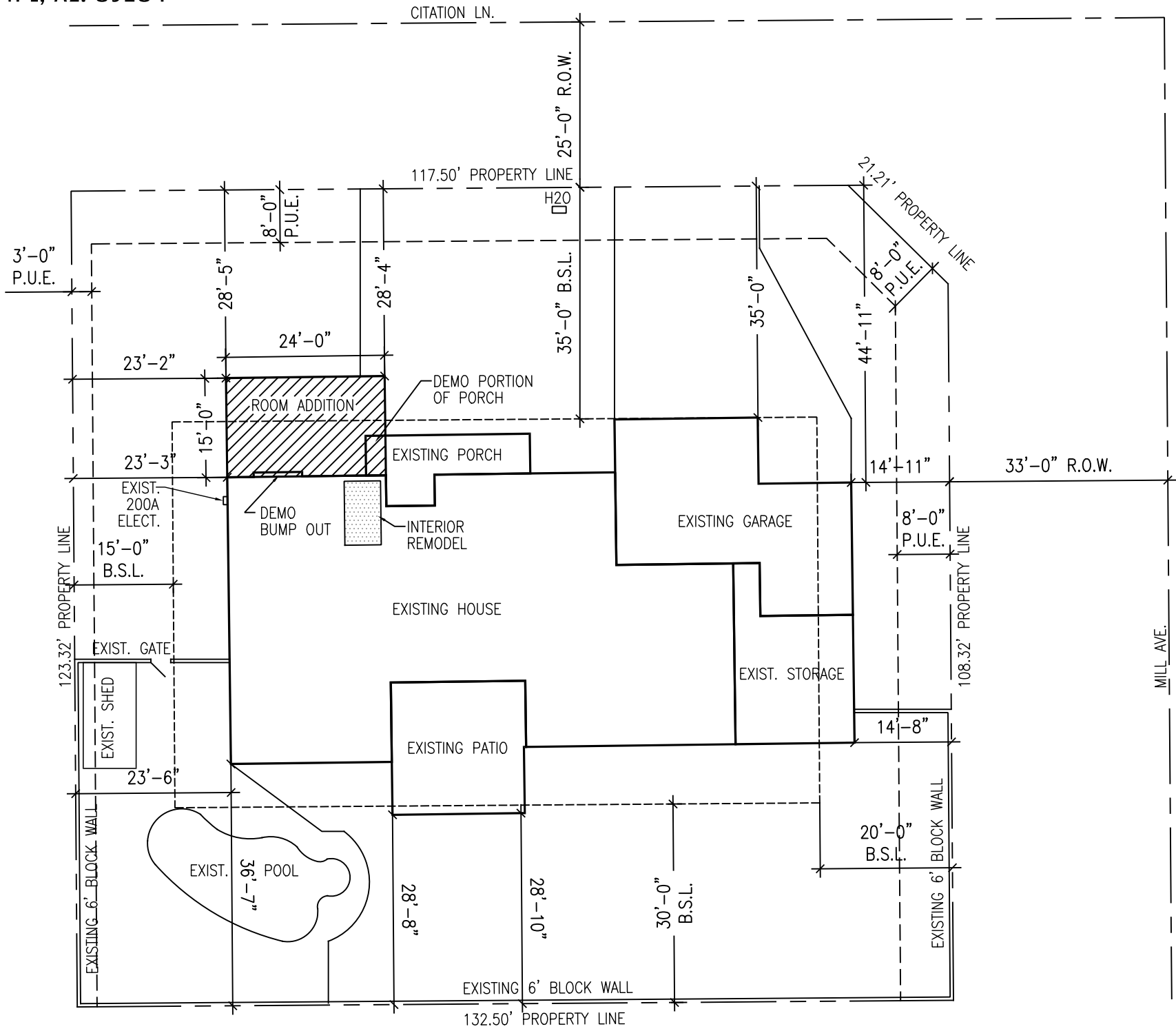
Please contact Brandan Millan at (602) 228-3913 should you have any questions.

Sincerely,

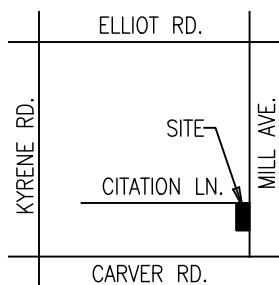
Brandan Millan
Owner
Reef Construction

SANTORO ADDITION

1 W. CITATION LN.
TEMPE, AZ. 85284



SITE PLAN
SCALE: 1"=20'-0"
ZONED: R1-15



VICINITY MAP
SCALE: N.T.S.

APPLICANT: BRANDAN MILLAN
APPLICANT ADDRESS: 228 S CLARK DR. STE 102
APPLICANT PHONE: 602-228-3913
APPLICANT EMAIL: B@REEFDESIGNBUILD.COM

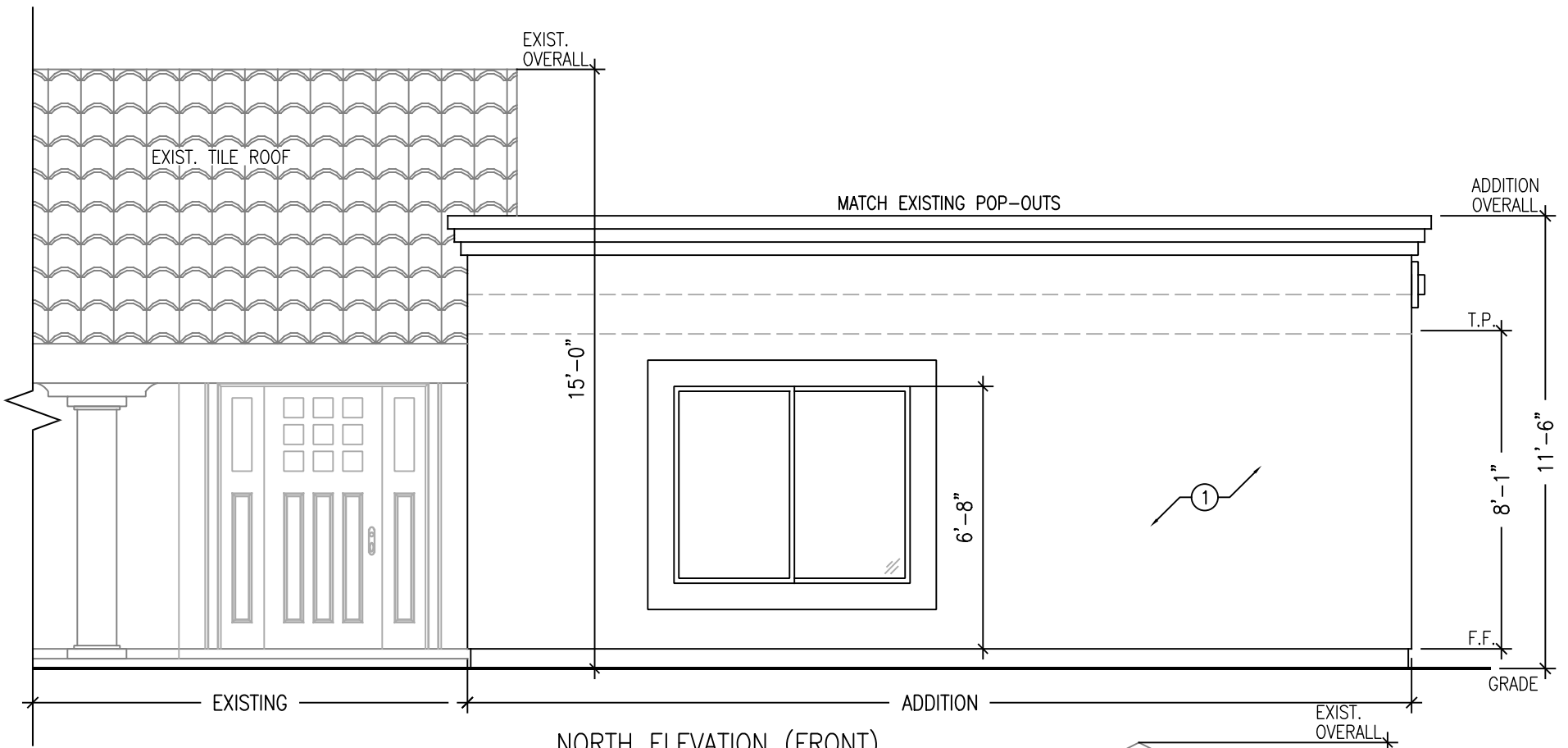
PROPERTY OWNER: MICHAEL AND ANNE SANTORO FAMILY TRUST
PROPERTY ADDRESS: 1 W. CITATION LN.
TEMPE, AZ. 85284
PARCEL NUMBER: 301-52-239
LEGAL DESCRIPTION: LOT 71, DUSKFIRE, ACCORDING TO BOOK 204 OF MAPS, PAGE 4, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 13230, PAGE 371, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXISTING & PROPOSED GENERAL PLAN PROJECTED USE: RESIDENTIAL
GENERAL PLAN LAND USE CATEGORY: LOW-TO-MODERATE DENSITY
MAXIMUM DENSITY: 2.40
ZONING DISTRICT: R1-15
SITE AREA: 15,350 S.F.
BUILDING AREA: 4,890 S.F.
LOT COVERAGE: 31.9% (45% MAX.)
REQUIRED SETBACKS: 35' FRONT, 20' STREET SIDE, 15' SIDE, 30' REAR
PROPOSED SETBACKS: FRONT 28'-4", 14'-8" STREET SIDE, 23'-2" SIDE, 28'-8" REAR
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

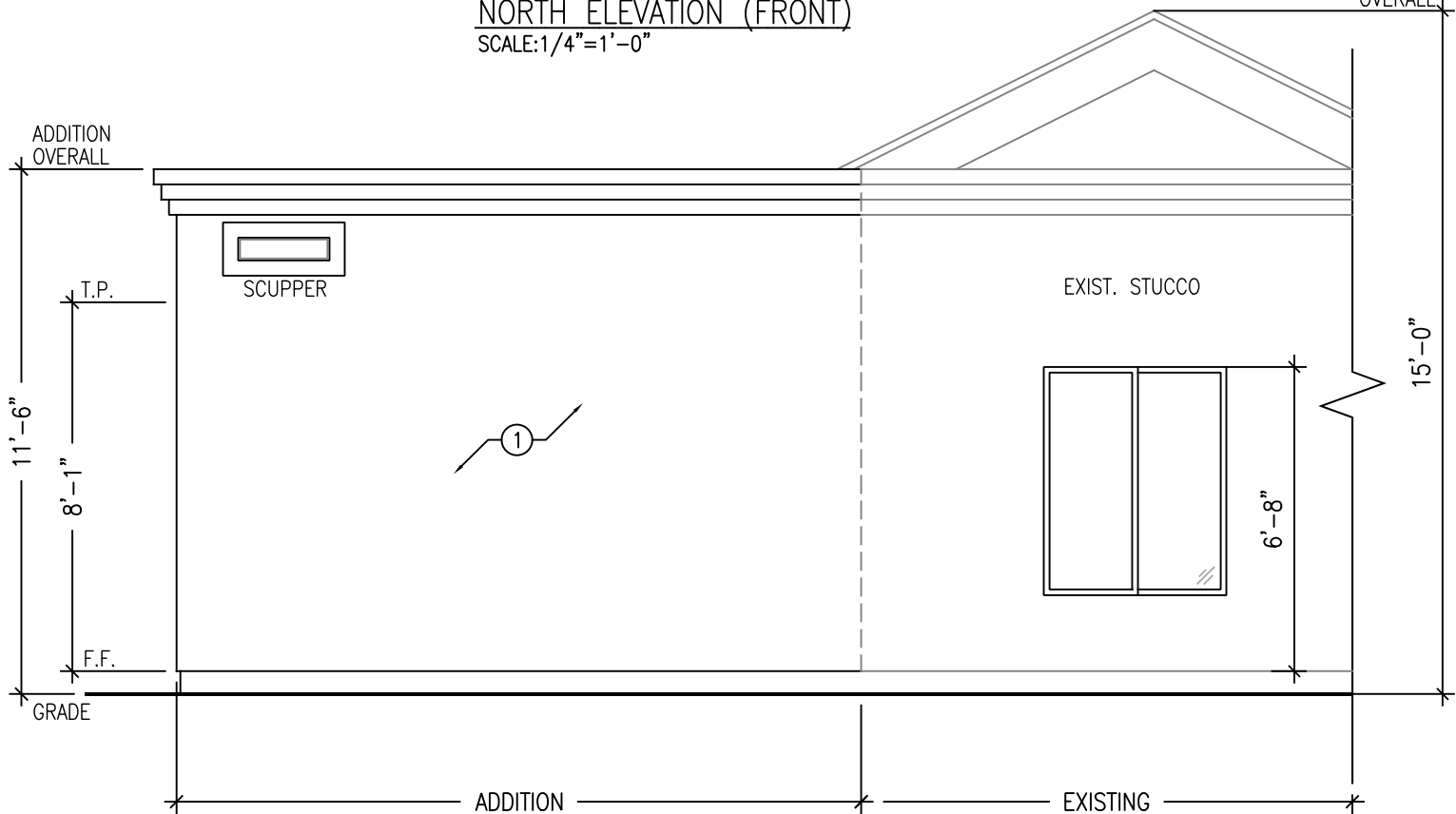
PROJECT SCOPE:	
ROOM ADDITION/INTERIOR REMODEL	
EXIST. LIVABLE:	2,697
EXIST. GARAGE:	757
EXIST. PORCH:	165
EXIST. PATIO:	403
EXIST. STORAGE:	380
EXIST. SHED:	128
NEW ROOM ADDITION:	360
INTERIOR REMODEL:	53
NEW TOTAL LIVABLE:	3,057
NEW TOTAL FOOTPRINT:	4,890
CODES:	
INT. RESIDENTIAL CODE, 2018 EDITION (IRC), AS AMENDED	
INT.L BUILDING CODE, 2018 EDITION (IBC), AS AMENDED (FOR STRUCTURAL CALCULATIONS)	
NATIONAL ELECTRICAL CODE, 2017 EDITION (NEC), AS AMENDED	
TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SECTION 8 OF TEMPE CITY CODE)	
TEMPE ZONING AND DEVELOPMENT CODE (ZDC)	

SANTORO ADDITION

1 W. CITATION LN.
TEMPE, AZ. 85284



NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

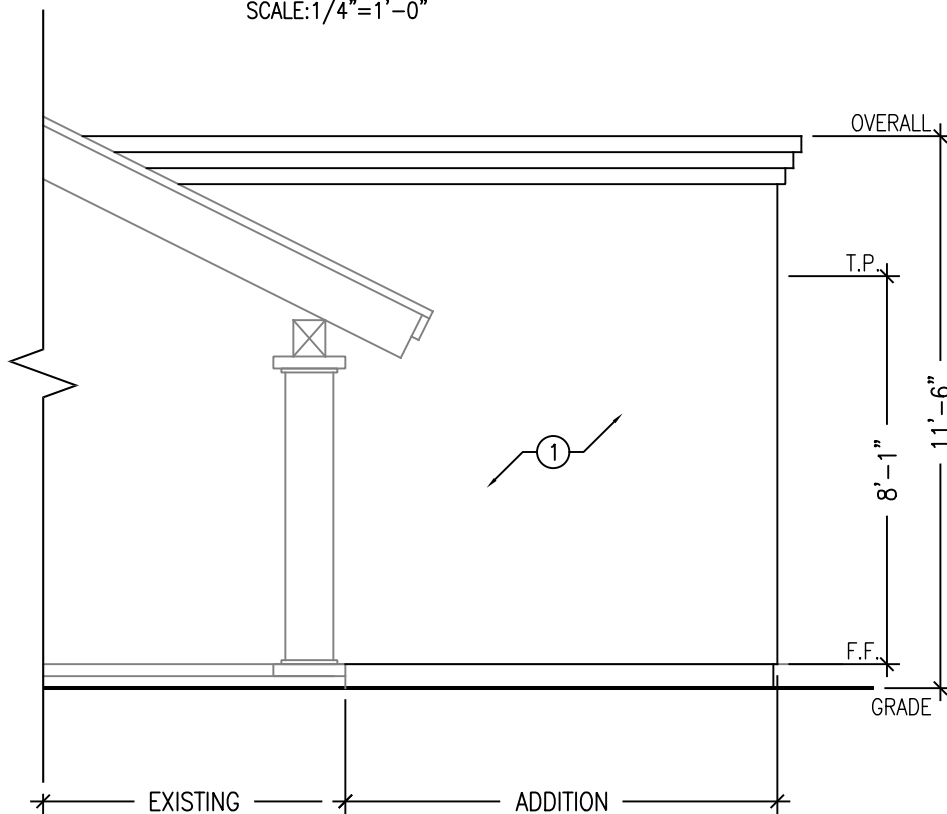


WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS	
①	ULTRAKOTE ONE-KOTE STUCCO ICC-ES ESR-1471 OVER 1" E.P.S. BOARD.

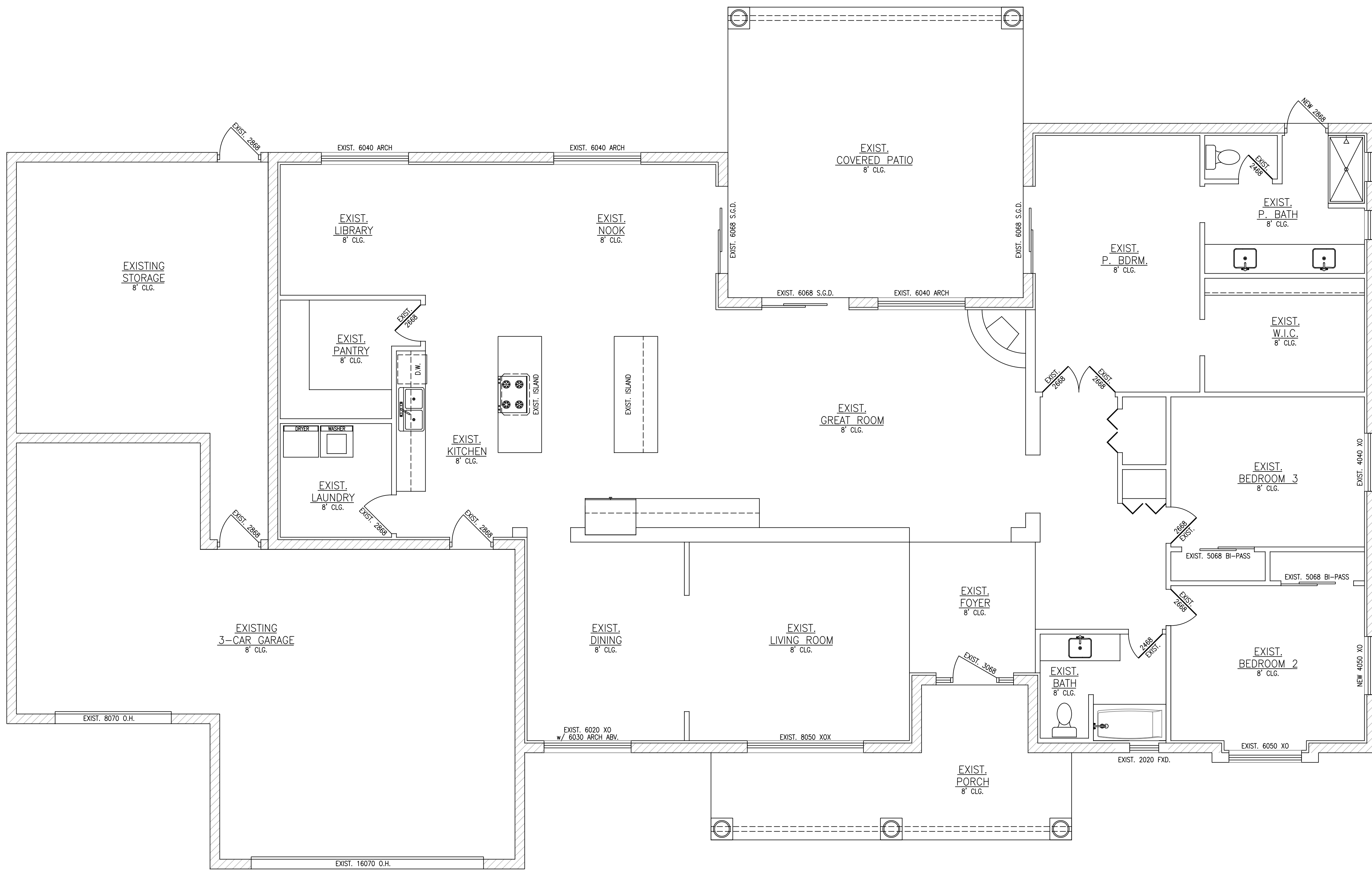
NOTE: BODY COLOR TO BE NEUTRAL w/
WHITE ACCENT/TRIM

NOTE: NO MECHANICAL EQUIPMENT ON
ROOF

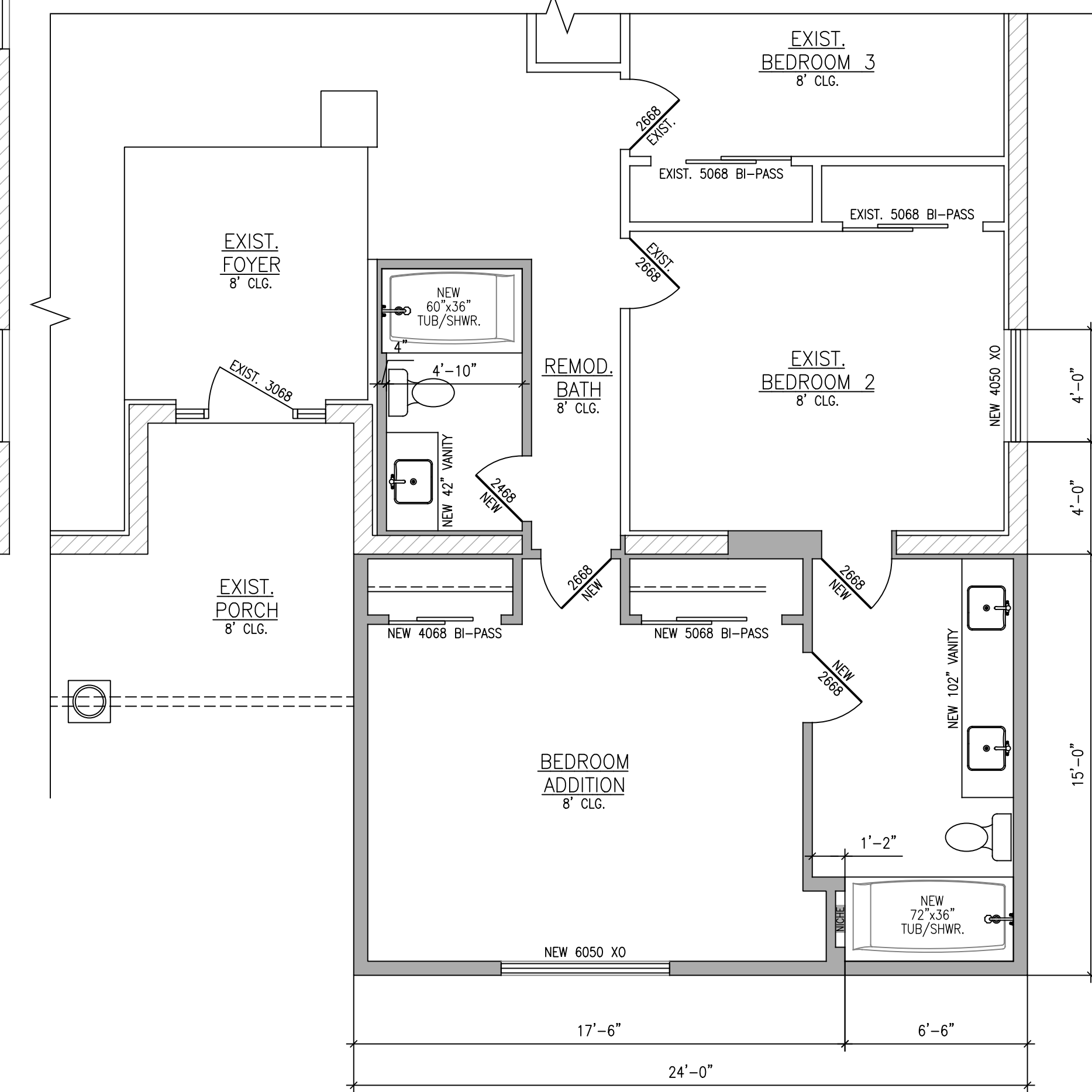


EAST ELEVATION
SCALE: 1/4" = 1'-0"

SANTORO USE PERMIT



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"
EXISTING STUD WALL= [line style]
EXISTING BLOCK WALL= [hatched style]



NEW FLOOR PLAN
SCALE: 1/4"=1'-0"
NEW 2x WALL= [thick line style]
EXISTING STUD WALL= [line style]
EXISTING BLOCK WALL= [hatched style]



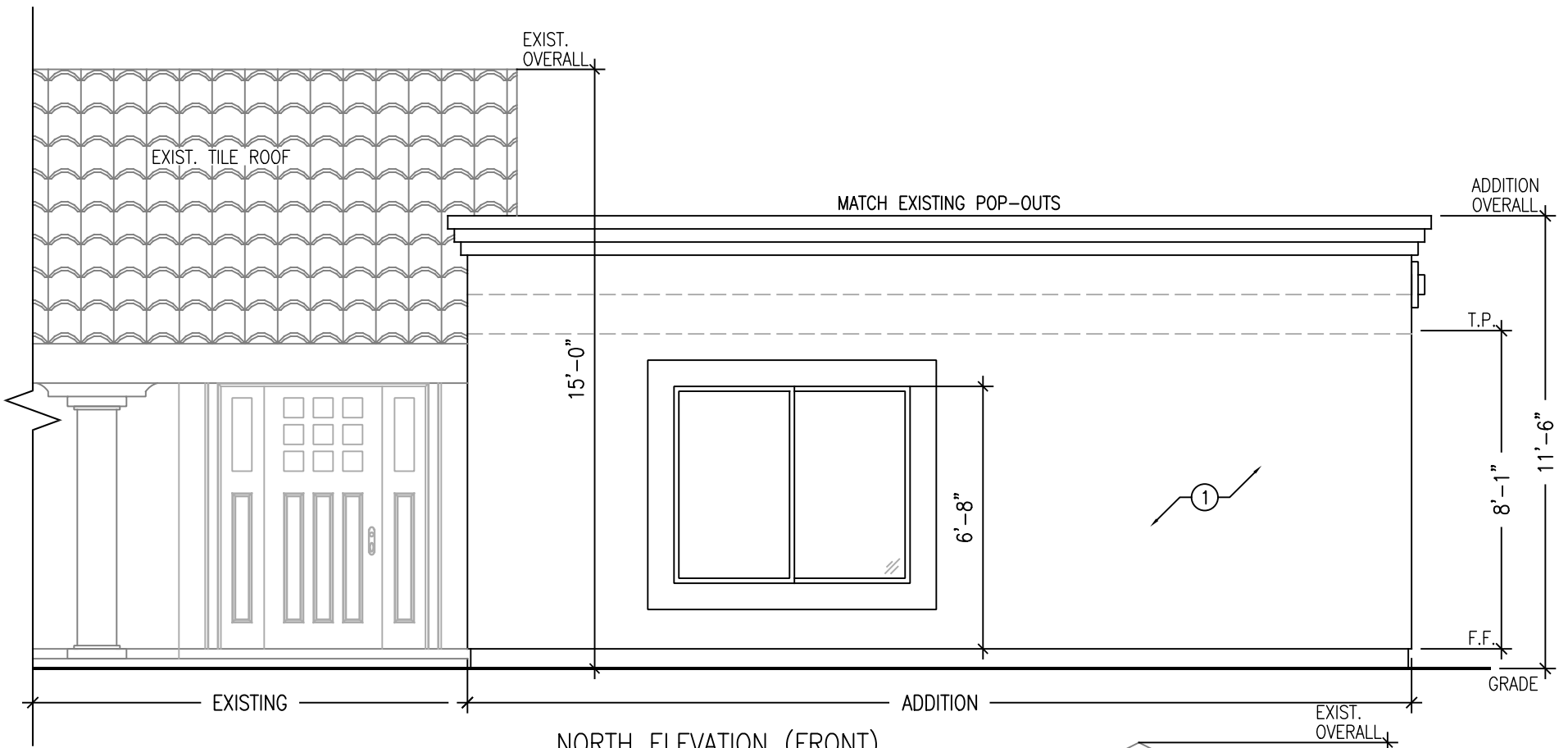
DESIGNED	SM
DRAWN	SM
DATE	10/25/2023
SCALE	SEE PLAN
PROJECT	
FILE NAME	

EXISTING AND NEW
FLOOR PLANS

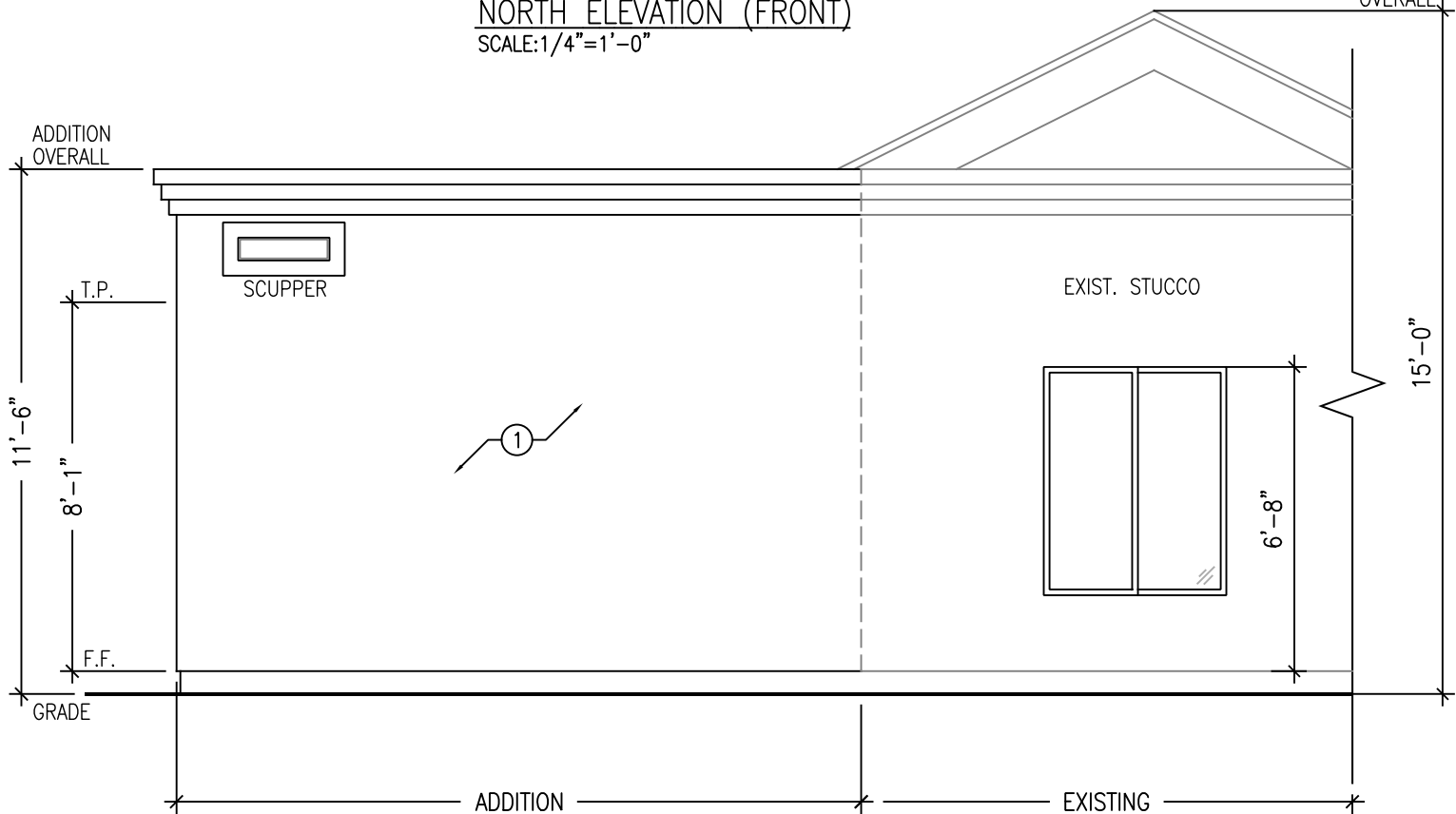
SANTORO USE PERMIT
1 W. CITATION LN.
TEMPE, AZ. 85284

SANTORO ADDITION

1 W. CITATION LN.
TEMPE, AZ. 85284



NORTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

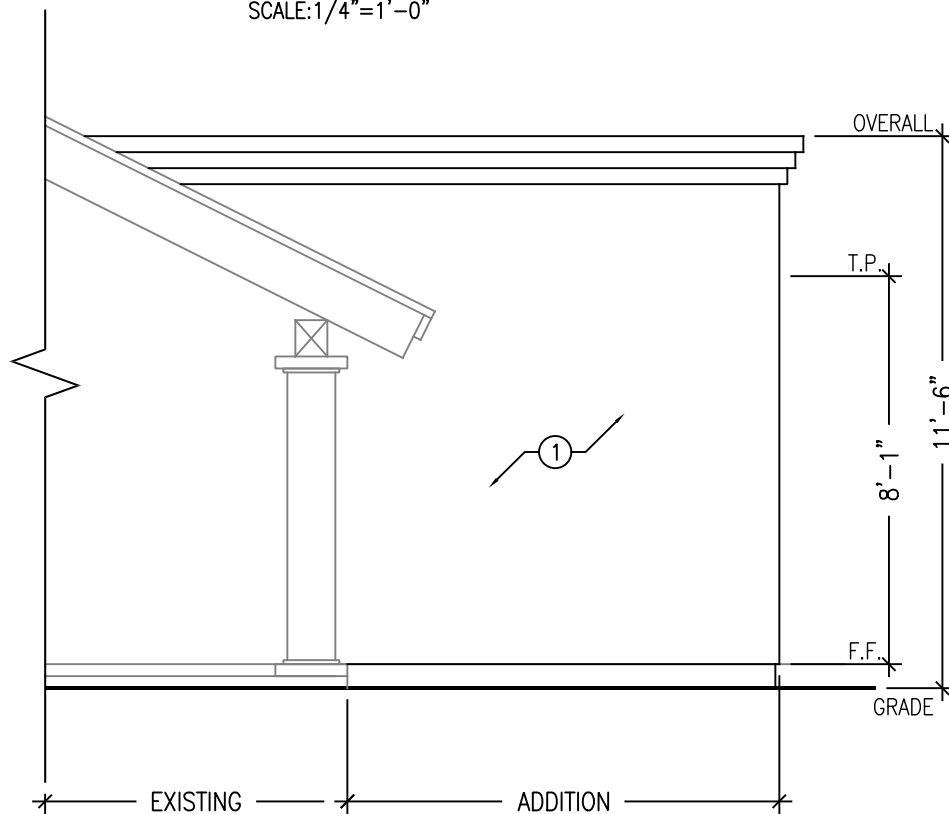


WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS	
①	ULTRAKOTE ONE-KOTE STUCCO ICC-ES ESR-1471 OVER 1" E.P.S. BOARD.

NOTE: BODY COLOR TO BE NEUTRAL w/
WHITE ACCENT/TRIM

NOTE: NO MECHANICAL EQUIPMENT ON
ROOF



EAST ELEVATION
SCALE: 1/4" = 1'-0"