

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/12/2019
Agenda Item: 7**

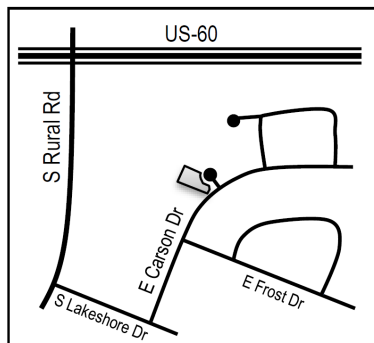
ACTION: Request two Use Permit Standards

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: DEDIC RESIDENCE (PL190271) is requesting two (2) Use Permit Standards to reduce the required front yard setback and the required setback for an accessory building within the R1-6, Single-Family Residential district. The applicant is constructing a new detached garage and is requesting the Use Permit Standards to accommodate the footprint of the new building. The request includes the following:

- ZUP190078 Use Permit Standard to reduce the required front yard building setback from 20 feet to 16 feet.
- ZUP190081 Use Permit Standard to reduce the setback requirement for an accessory building to the minimum district standard of 5 feet.



Property Owner	Suad Dedic
Applicant	Suad Dedic
Zoning District	R1-6
Site Area	9,326 s.f.
Proposed Building Area	500 s.f.
Lot Coverage	21% (45% max.)
Accessory Building Setbacks	16' front, 5' side (20' front, 5' side min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Dalton Guerra, Planner I
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The applicant is proposing a new 2-car garage in the southeast area of the lot. For the proposed location of the garage to work, the required front yard and accessory building setbacks need to be reduced. Therefore, the applicant is requesting two Use Permit Standards to reduce the respective setbacks. The proposed design meets all other development standards for the R1-6 zoning district including lot coverage and building height.

PUBLIC INPUT

To date, staff has not received any public input.

USE PERMIT STANDARD

The proposed design requires two Use Permit Standards to reduce the required front yard building setback and reduce the required setback for an accessory building within the R1-6 zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed building is within the R1-6, Single-Family zoning district and is intended for vehicle and general storage.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed new garage is for additional parking and storage.
3. *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*; accessory buildings are an allowed use within the R1-6 zoning district and are subject to the provisions in Section 3-401 of the Zoning and Development Code.
4. *Compatibility with existing surrounding structures and uses*; the proposed design fits within the allowable building setbacks and does not exceed the maximum allowable height for an accessory building.
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 new garage is for parking and storage for the home owner.

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(s). 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:

1. The Use Permit Standard(s) are 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(s) are valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

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:

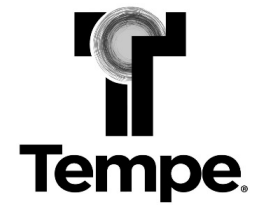
- The Use Permit is valid for the Dedic Residence and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has 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.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

HISTORY & FACTS:

None pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 3-401 Accessory Buildings, Uses and Structures
Section 4-201A Use Permit Standard
Section 4-202 Development Standards for Residential Districts



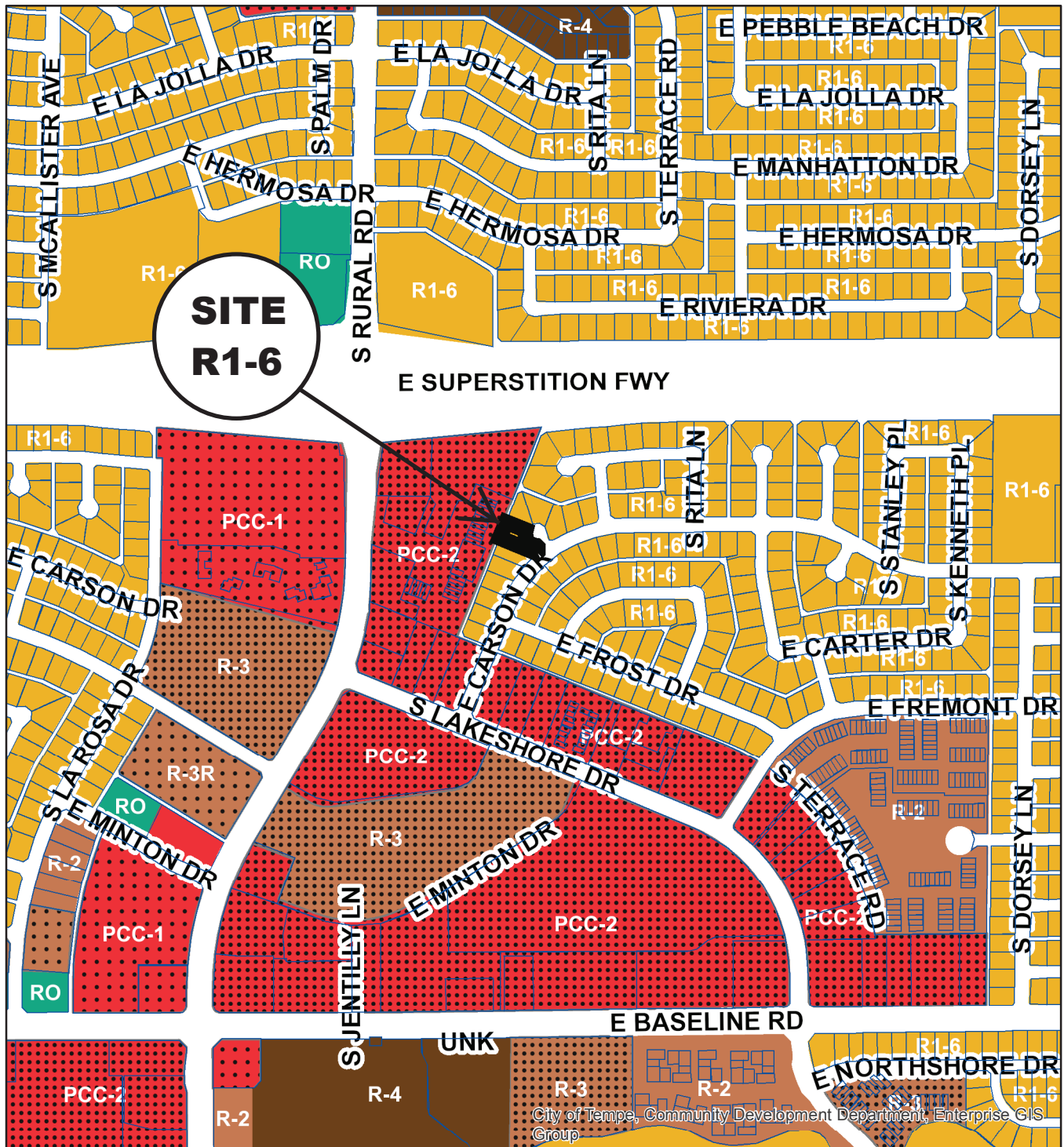
DEVELOPMENT PROJECT FILE
for
DEDIC RESIDENCE
(PL190271)










ATTACHMENTS:

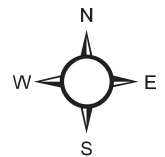
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
- 7-11. Site Context Photos

DEDIC RESIDENCE

PL190271



- | | |
|--|--|
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Restricted (R-3R) |
|  Planned Commercial Center General (PCC-2) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) |  Multi-Family Residential General (R-4) |
|  Single-Family Residential (R1-6) | |

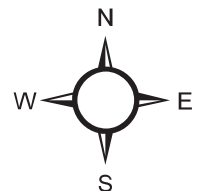


DEDIC RESIDENCE

PL190271



Aerial Map



October 16, 2019

City of Tempe
Community Development Dept.
31 E. S. St. Tempe,
AZ 85281

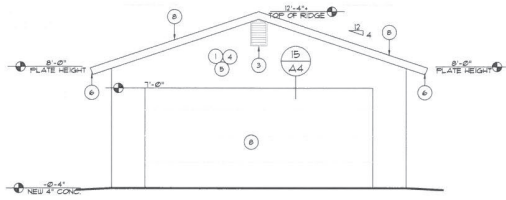
RE: New Garage
1030 E, Carson Dr.
Tempe, AZ 85282

LETTER OF EXPLANATION

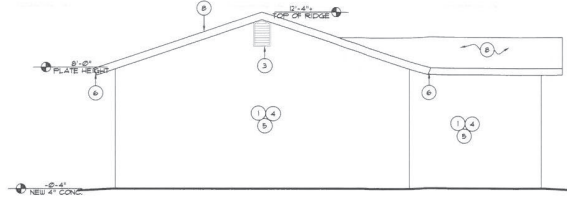
Use Permit requesting two use permits to reduce the front yard setback and to reduce the setback for an accessory building. (Two Car Garage)

- A. The proposed structure is intended to accommodate two standard height vehicles. The proposed new garage location will also serve to increase driveway. This will create longer distance from roadway creating more open space. It will not increase either pedestrian or vehicular traffic.
- B. The proposed structure will not create any nuisance odors, dust, gas, noise, vibration, smoke, heat or glare. The garage will allow for cars to be parked out of roadway and out of sight of neighbors.
- C. The proposed structure will provide an amenity to the home and will add value to the property. Such an enhancement is in keeping with the objectives of the city's General Plan to encourage neighborhood engagement and long-term owner-occupation, increase shade, and enhance a neighborhood of aging homes.
- D. The proposed structure is designed to match the existing house and site walls, entry canopy columns, and trim color. The proposed use is no different than the existing use, which is a driveway providing the required off-street parking for two vehicles, only secured.
- E. The garage is for use by the residence only and will therefore have adequate control of disruptive behavior on the property.

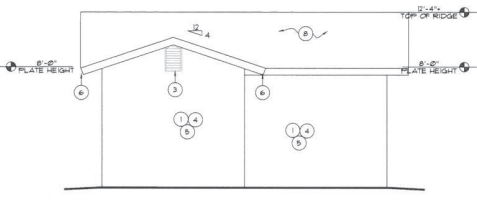
Suad Dedic, owner-occupant



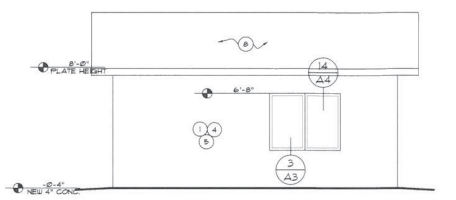
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

TABLE R602.3(1)
FASTENING SCHEDULE
ROOF

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS**	SPACING AND LOCATION
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2" x 0.131") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-8d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" x 0.131") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-8d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS (SEE SECTION R602.5.2 AND TABLE R602.5.2)	4-10d BOX (3" x 0.128") OR 3-8d COMMON (3 1/2" x 0.147") OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.5.2 AND TABLE R602.5.2)	TABLE R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1/4" x 20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3" x 0.128") OR 3-8d COMMON (3" x 0.140") OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX (3 1/2" x 0.135") OR 3-8d COMMON (3" x 0.148") OR 4-8d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO "MINI-M" RIDGE BEAM	4-10d BOX (3 1/2" x 0.135") OR 3-8d COMMON (3 1/2" x 0.140") OR 4-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS	FACE NAIL
		3-16d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS	END NAIL

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a, b, c.

SIZE	MINIMUM NAIL PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATINGS	MINIMUM NOMINAL PANEL BRAN RATINGS (INCHES)	MINIMUM WALL STUD BRACING (INCHES)	PANEL NAIL SPACING			ULTIMATE DESIGN WIND SPEED V (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY	B	C	D
8d COMMON (2.0" x 0.131")	1.5	24/0	3/8	16	6	12	140	115	110	
8d COMMON (2.5" x 0.131")	1.75	24/16	7/8	16	6	12	150	140	135	
				24	6	12	140	115	110	

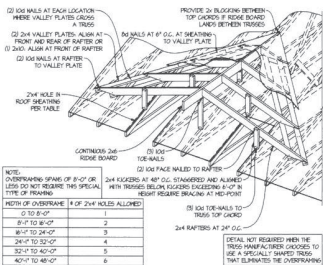
ELEVATION KEY NOTES:

- AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING & WOOD-BASED SHEATHING (ES 7403)
- 4" CONC. OVER 4" ABC.
- GABLE VENT
- TWO LAYERS GRADE "D" PAPER TYP.
- PROVIDE STUCCO SYSTEM (NOTE ESR # 41) OVER WOOD FRAMED WALLS WITH BEEP SCREWED AT ALL THE HOUSE EXTERIOR WALLS. ALL WOOD EXT. WALLS TO BE SHEATHED WITH 1/2" X 3/8" PLYWOOD OR 5/8" O.C. FELD.
- FASCIA W/ 1X DRIP
- ASPHALT SHINGLE ESR #385
- GARAGE DOOR

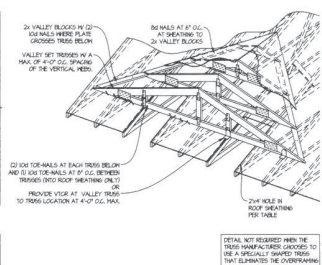
GENERAL NOTES:

- UNLESS SPECIFIED OTHERWISE, ALL WALL COVERINGS SHALL BE SECURELY FASTENED IN ACCORDANCE WITH TABLE R603.4 OR WITH OTHER APPROVED ALUMINUM, STAINLESS STEEL, ZINC-COATED OR OTHER APPROVED CORROSION-RESISTIVE FASTENERS. PER R603.4

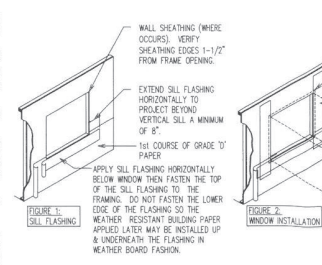
NOTE: ALL METAL CONNECTIONS SHALL BE GC LISTED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS



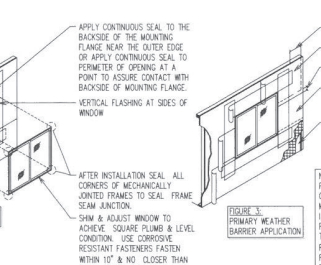
1 SUPPORT OF VALLEY RAFTERS ON OVERFRAMED ROOF



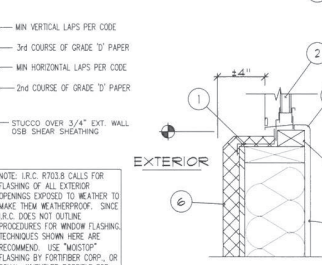
2 SUPPORT OF VALLEY SET TRUSS ON OVERFRAMED ROOF



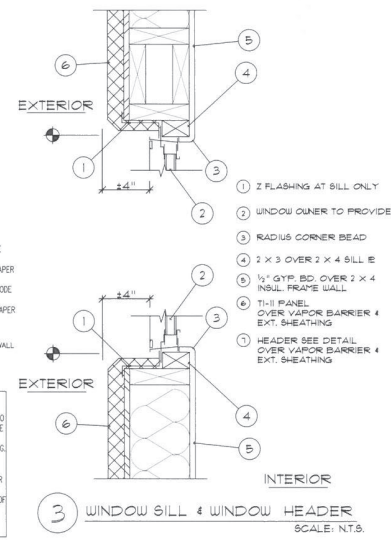
3 WINDOW FLASHING TYPICAL



4 WINDOW INSTALLATION



5 WINDOW SILL & WINDOW HEADER



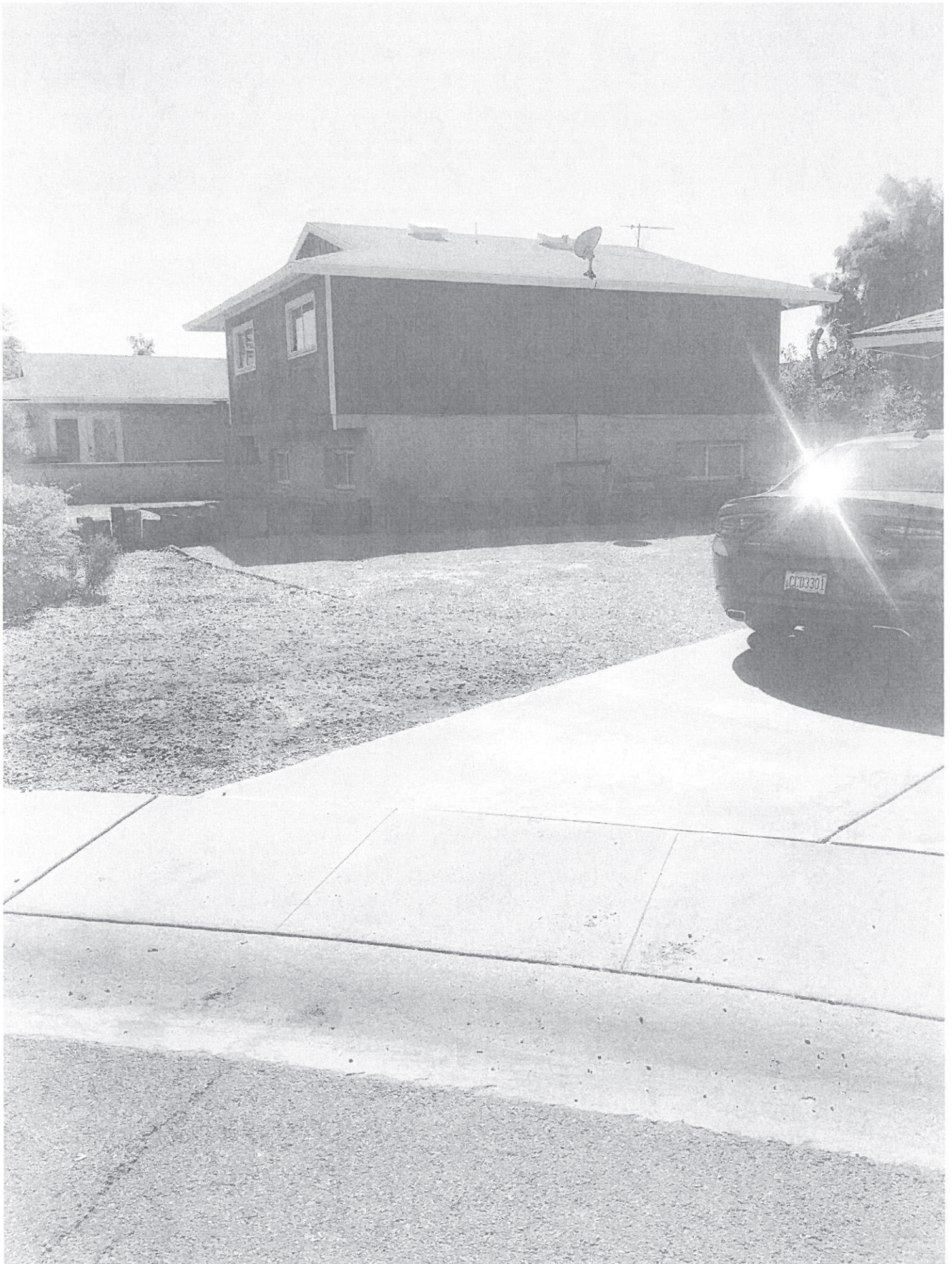
DEDIC ADDITION
1030 E. CARSON DR. TEMPE, AZ 85282

AE design
architecture/innovation/engineering
224 EAST JULIE DRIVE TEMPE, AZ 85283
480-959-9861 EMAIL: ae@aedesign.com
SINCE 1972

DATE: 10/20/17
SCALE: N.T.S.
JOB NUMBER: 19-017
SHEET DESCRIPTION: ELEVATIONS
DATE: SEPTEMBER 17, 2019
A3



Attachment 7



Attachment 8



Attachment 9



Attachment 10



Attachment 11