

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/14/2020
Agenda Item: 9**

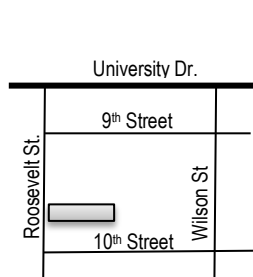
ACTION: Request a Use Permit to allow a second-story walk deck addition for a single-family residence for the **LEWIS RESIDENCE**, located at 921 S Roosevelt Street. The Applicant is Danny Niemela of ArDan Construction. **(PL190295)**

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: LEWIS RESIDENCE (PL190295) is a proposed single-family second-story walk deck addition on Lot 6 of the Goodwin Homes subdivision, located on the east side of South Roosevelt Street in the R-2, Multi-Family Residential District. The request includes the following:

ZUP190084 Use Permit to allow a second story walk deck addition for a single-family residence.



Property Owner	Lori B Lewis
Applicant	Danny Niemela of ArDan Construction
Zoning District(s)	R-2
Site Area	10,000 s.f.
Total Bedrooms	3
Total Bathrooms	2.75
Building Area	961 s.f.
New Addition	1,006 s.f.
Lot Coverage	27% (45% max. required)
Building Height	29'-3 3/8" (30'-0" maximum allowed)
Building Setbacks	30'-0" front, 3'-4" existing north side, 8'-0" existing south side, (20'-0",5'-0",5'-0"min. required)
Vehicle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Robbie Aaron, (480) 350-8096

Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Robbie Aaron, Planner II
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The ground floor of the residence includes a master bedroom with an ensuite bathroom and closet, two additional bedrooms, two bathrooms, a kitchen, storage areas, a laundry room, a living room, and a great room. The rooftop walk deck will consist of approximately 511 square feet of deck space on the southern portion of the rooftop.

PUBLIC INPUT

To date staff has received one public comment in opposition to the proposed second-story walk deck addition with a concern that privacy will be lost due to the applicant being able to peer in to their backyard.

USE PERMIT

The proposed design and use require a Use Permit to allow a second-story walk deck addition to a single-story single-family residence within the R-2, Multi-Family Residential district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed second-story use is not expected to increase vehicular or pedestrian traffic more than what is expected from a single-family owner-occupied use which is the intent of this application.
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 second-story use is intended for a walk deck and the home will remain an owner-occupied single-family residence. A single-family residence will not generate emissions greater than ambient conditions that would otherwise cause a nuisance to the neighborhood.
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*; the addition will provide additional indoor and outdoor living space and is expected to add value to not only the property itself but the surrounding neighborhood as well.
4. *Compatibility with existing surrounding structures and uses*; the surrounding neighborhood consists of mostly single-story homes with a few multi-story homes scattered throughout. This home will continue to appear as a single-story home.
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 second-story walk deck is intended for a single-family owner-occupied use and is not expected to cause any disruptive behavior.

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. 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 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 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.

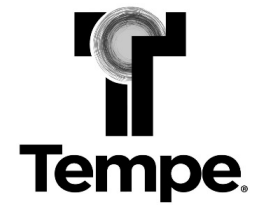
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Specific requirements 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.

HISTORY & FACTS:

1951 Building Permit issued for a single-family residence.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 3-420 Single-Family Residential Second Story Addition or Rebuild
Section 4-202 Development Standards for Residential Districts
Section 6-308 Use Permit



DEVELOPMENT PROJECT FILE
for
LEWIS RESIDENCE
(PL190295)

ATTACHMENTS:

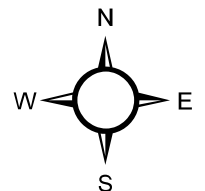
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Site Context Photos

LEWIS RESIDENCE

PL190295



Aerial Map



LETTER OF EXPLANATION

LEWIS RESIDENCE

921 S Roosevelt St Tempe AZ 85281

Danny Niemela · ArDan Construction · 602-614-0771 · danny@ardanllc.com

City of Tempe
Community Development Department
Planning Division
31 E 5th St, Garden Level East
Tempe AZ 85281

DEAR DIVISION OF PLANNING,

This property is currently a single-family residence. Lori Lewis is planning on remodeling and updating the home to make it more functional and aesthetically pleasing. Part of the remodel is an addition to the home that will include a 2nd level walkdeck. The purpose of this walkdeck is to allow additional patio/seating area outdoors but still allows for an open and irrigated back yard.

This home is intended as a single family occupied property, and not as a multi-family or student housing.

This addition will not be detrimental to the persons residing or working in the vicinity, to adjacent properties, to the neighborhood, or the public welfare in general and will conform to the standards and Zoning and Development Code Criteria Section 6-308(e) as applicable.

There are a few other homes in the neighborhood that have 2nd levels including:

1135 S Roosevelt St Tempe AZ 85281

1136 S Roosevelt St Tempe AZ 85281

505 W Howe St Tempe AZ 85281

Thank You for your consideration.



Danny Niemela
ArDan Construction
November 11, 2019



VICINITY MAP



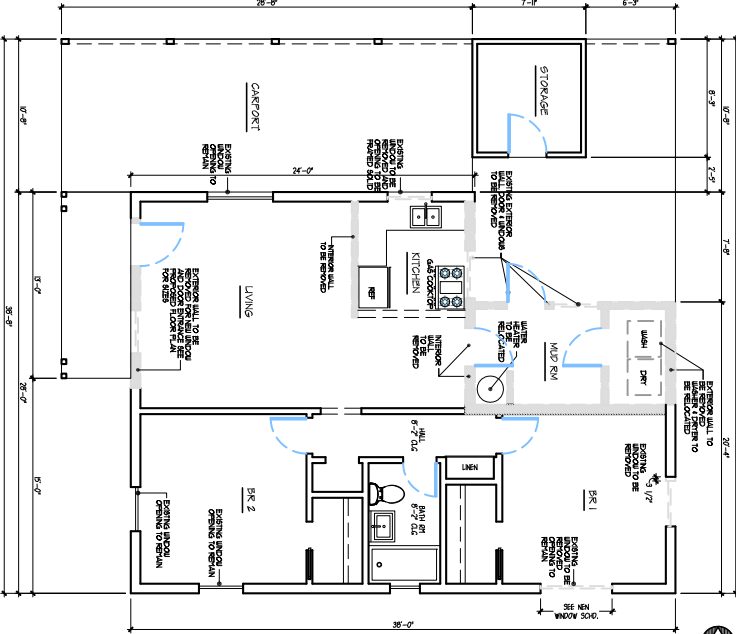
PROJECT DIRECTORY

ESHA J. JORDAN
OWNER
 1000 N. 24TH AVE, STE 805
 PHOENIX, AZ 85016
 PHONE: 480-208-4888
 EMAIL: PHOENIX@ESHAJ.COM

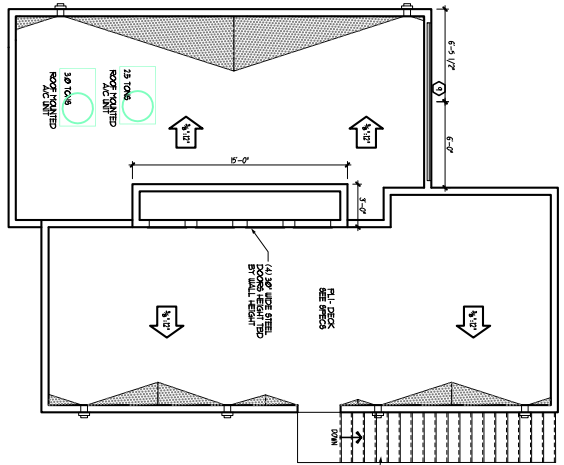
AREA CALC'S
 2018 INTERNATIONAL, SPYING POOL, & SPA CODE
 2018 INTERNATIONAL, BALANCE CODE
 2018 INTERNATIONAL, ELECTRIC CODE
 2018 INTERNATIONAL, ENERGY CONSERVATION CODE
 2018 INTERNATIONAL, FUTURE CODE
 2018 INTERNATIONAL, FUEL GAS CODE
 2018 INTERNATIONAL, ENERGY CONSERVATION CODE
 2018 INTERNATIONAL, ELECTRIC CODE
 2017 NATIONAL, ELECTRIC CODE

ITEM	DESCRIPTION	QUANTITY	UNIT	VALUE
1	CONCRETE	112.50	CU YD	2,250.00
2	REBAR	2,250.00	LB	225.00
3	FORMWORK	2,250.00	SQ YD	450.00
4	PAINT	2,250.00	SQ YD	450.00
5	LANDSCAPE	2,250.00	SQ YD	450.00
6	MECHANICAL	2,250.00	SQ YD	450.00
7	ELECTRICAL	2,250.00	SQ YD	450.00
8	PLUMBING	2,250.00	SQ YD	450.00
9	ROOFING	2,250.00	SQ YD	450.00
10	FOUNDATION	2,250.00	SQ YD	450.00
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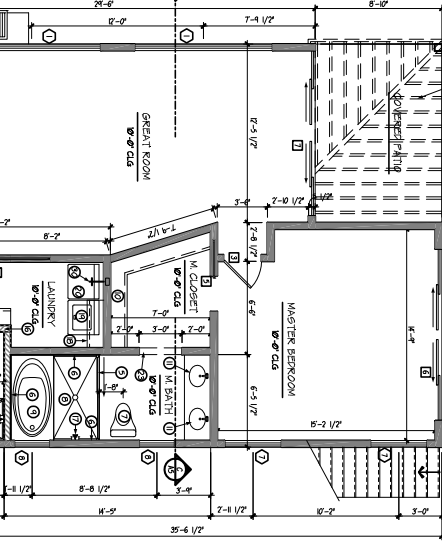
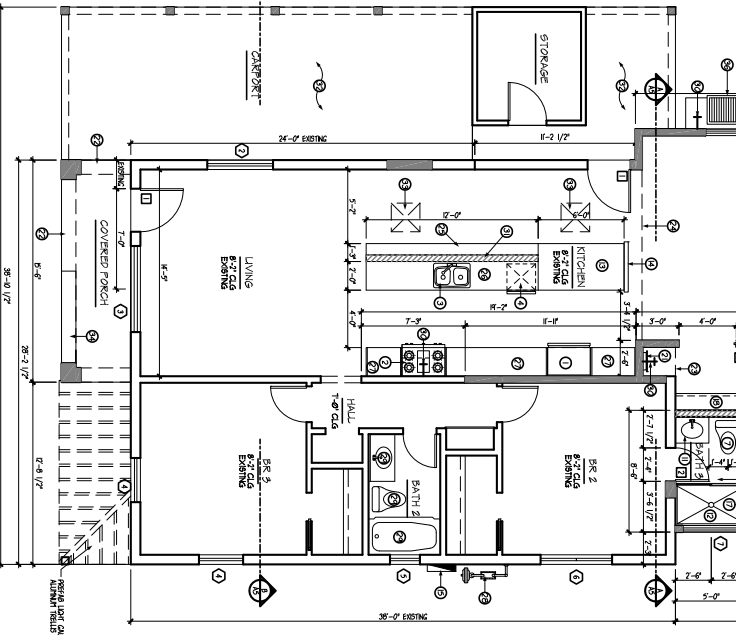
EXISTING/DEMO FLOOR PLAN
SCALE 1/8" = 1'-0"



NO.	TYPE	SIZE	FUNCTION	MARK	NOTES
1	DOOR	3'-0" x 7'-0"	ENTRY	1	EXISTING
2	DOOR	3'-0" x 7'-0"	LIVING	2	EXISTING
3	DOOR	3'-0" x 7'-0"	DINING	3	EXISTING
4	DOOR	3'-0" x 7'-0"	KITCHEN	4	EXISTING
5	DOOR	3'-0" x 7'-0"	BED 1	5	EXISTING
6	DOOR	3'-0" x 7'-0"	BED 2	6	EXISTING
7	DOOR	3'-0" x 7'-0"	BED 3	7	EXISTING
8	DOOR	3'-0" x 7'-0"	BATH	8	EXISTING
9	DOOR	3'-0" x 7'-0"	HALL	9	EXISTING
10	DOOR	3'-0" x 7'-0"	CLOSET	10	EXISTING
11	DOOR	3'-0" x 7'-0"	CLOSET	11	EXISTING
12	DOOR	3'-0" x 7'-0"	CLOSET	12	EXISTING
13	DOOR	3'-0" x 7'-0"	CLOSET	13	EXISTING
14	DOOR	3'-0" x 7'-0"	CLOSET	14	EXISTING
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25	DOOR	3'-0" x 7'-0"	CLOSET	25	EXISTING
26	DOOR	3'-0" x 7'-0"	CLOSET	26	EXISTING
27	DOOR	3'-0" x 7'-0"	CLOSET	27	EXISTING
28	DOOR	3'-0" x 7'-0"	CLOSET	28	EXISTING
29	DOOR	3'-0" x 7'-0"	CLOSET	29	EXISTING
30	DOOR	3'-0" x 7'-0"	CLOSET	30	EXISTING



NEW FLOOR PLAN
SCALE 1/8" = 1'-0"



GENERAL INFO.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
2. MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS.
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30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.

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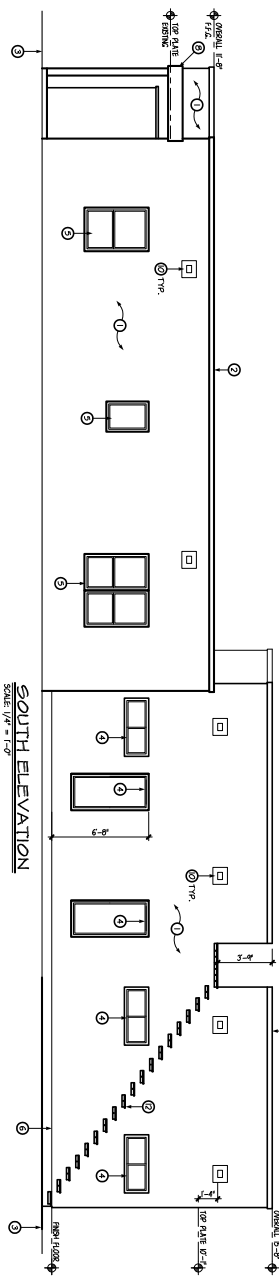
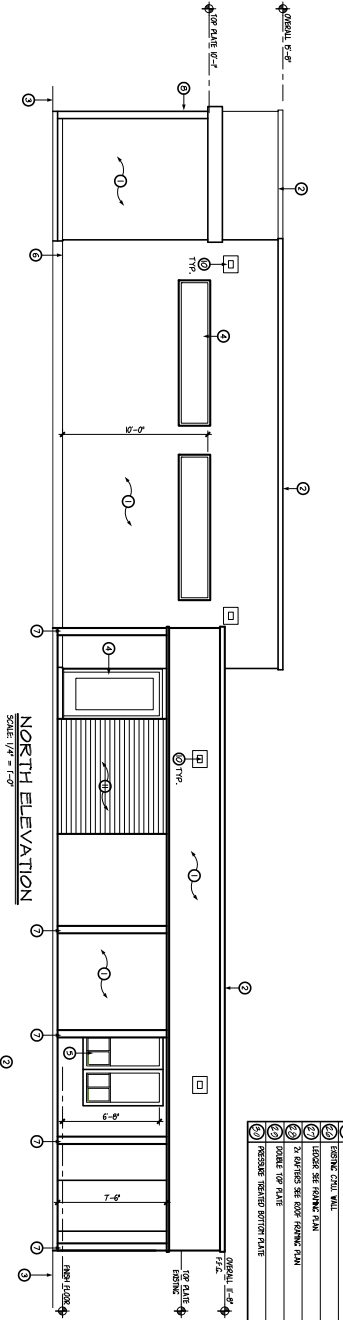
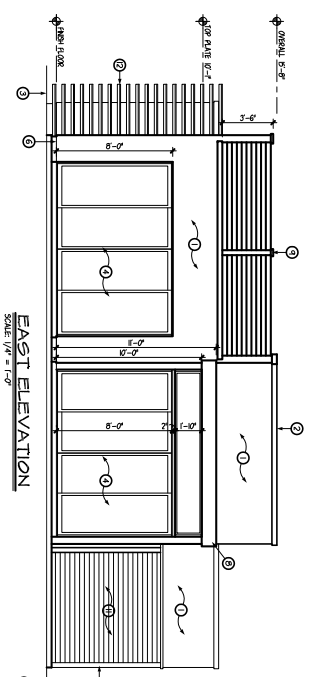
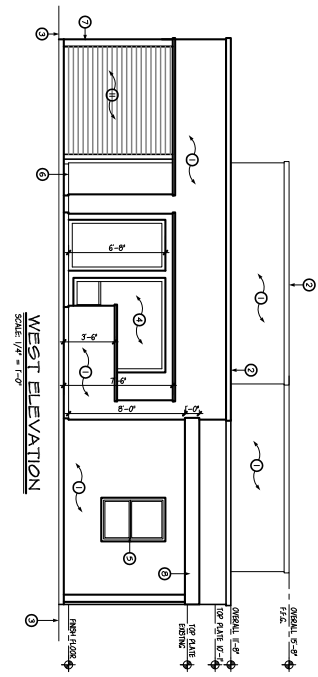
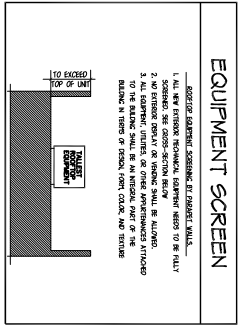
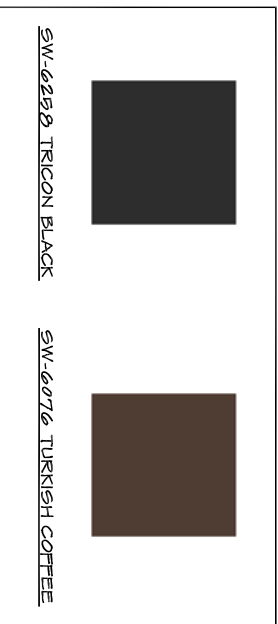
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DIMENSIONED FLOOR PLAN



GENERAL INFO	
1.	ALL NEW EQUIPMENT SCREENS SHALL BE FULLY SCREENED. SEE CROSS-SECTION BELOW.
2.	NO SCREEN SHALL BE INSTALLED UNLESS IT IS PROPERLY ANCHORED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING IN TERMS OF COLOR, FORM, AND TEXTURE.
3.	ALL NEW EQUIPMENT SCREENS SHALL BE FULLY SCREENED. SEE CROSS-SECTION BELOW.
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5.	ALL NEW EQUIPMENT SCREENS SHALL BE FULLY SCREENED. SEE CROSS-SECTION BELOW.
KEYNOTES	
1.	SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
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EXTERIOR IMAGES

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