

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/11/2020
Agenda Item: 8**

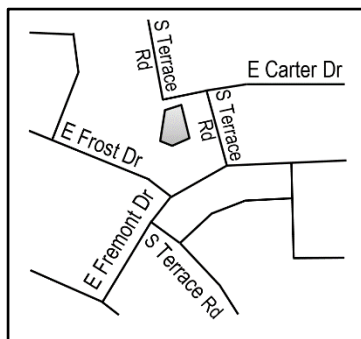
ACTION: Request two (2) Use Permit Standards to reduce the required accessory building side (west) setback from 9 feet to 5 feet, and to increase the maximum building height from 15 feet to 15 feet – 7 inches for the LARA RESIDENCE, located at 1091 East Carter Drive. The applicant is Johnny A. Lara.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: The LARA RESIDENCE (PL200147) is proposing a new single-level detached garage on Lot 1334 of the Tempe Gardens 11 subdivision, located west of South Terrace Road and south of East Carter Drive in the R1-6, Single-Family District. The applicant is requesting a minimum side setback reduction of a 15-foot-7-inch high accessory building from 9 feet to 5 feet, the minimum required side setback standard of the district. Additionally, the applicant is also requesting an increase to the maximum allowed accessory building height from 15 feet to 15 feet – 7 inches. Access to the garage will be provided through the dedicated public alley. The request includes the following:

- ZUP200027 Use Permit Standard to reduce the minimum required accessory building side (west) setback from 9 feet to the 5 feet minimum required side setback standard of the R1-6, Single-Family District.
- ZUP200038 Use Permit Standard to increase the maximum allowed accessory building height from 15 feet to 15 feet – 7 inches.



| | |
|---|---|
| Property Owner / Applicant | Johnny Lara |
| Zoning District | R1-6 |
| Site Area | 11,147 s.f. |
| Building Area | 2,108 s.f. |
| Lot Coverage | 19% (45% max. allowed) |
| Accessory Building Height | 15'-7" (15'-0" max. allowed) |
| Accessory Building Setbacks (*measured from dedicated public alley midpoint) | 5'-0" west side, 11'- 0" south side*, 15'-1" rear* (9'-0", 9'-0", 9'-0" min. required) |
| Vehicle Parking | 4 spaces (2 min. required) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The LARA RESIDENCE (PL200147) is surrounded by R1-6 zoning. The new detached garage will add 908 square-feet of air-conditioned building area to the lot and will include a two-piece bathroom. The applicant plans to use the garage to store and maintain work vehicles that are currently parked on the street. He also notes that recreational vehicle that appears in recent Google Street View imagery is co-owned and not normally parked on the lot.

PUBLIC INPUT

Staff received one (1) emailed public inquiry and one (1) email in support of the request. Staff responded to the inquiry but never received any follow-up comments.

USE PERMIT STANDARD

The proposed design requires a Use Permit Standard to reduce the minimum required accessory building side (west) setback from 9 feet to the 5 feet minimum required side setback standard of the R1-6, Single-Family District, and a Use Permit Standard to increase the maximum allowed accessory building height (15 feet) to 15 feet – 7 inches within the R1-6, Single-Family District.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed design of the detached garage is not expected to increase vehicular or pedestrian traffic at a significant level since its use is intended only for the single-family residence.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; aside from construction, the proposed detached garage is intended for the single-family residence and is not expected to generate emissions that would otherwise cause a nuisance to the surrounding 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 proposed detached garage is expected to increase the value of the property and benefit the surrounding neighborhood in general.
4. *Compatibility with existing surrounding structures and uses*; the proposed materials and finishes for the garage match the main house, and the garage use is compatible with single-family uses.
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 proposed garage is intended to solely be used by the primary residence and is not expected to create 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 Standards. 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 Standards 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 Standards 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.

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:

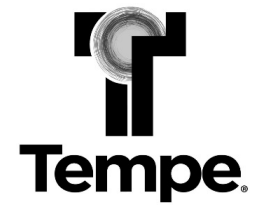
- The Use Permit is valid for [Business Name] and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not 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.
- Any intensification or expansion of use shall require a new Use Permit.

HISTORY & FACTS:

- July 13, 1971 Building Inspection Department pass the final inspection of a new single-family residence, located at 1091 East Carter Drive in the R1-6, Single-Family District.
- April 19, 1973 Building Inspection Department pass the final inspection of a new in-ground pool, located at 1091 East Carter Drive in the R1-6, Single-Family District.

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
- Section 6-308 Use Permit



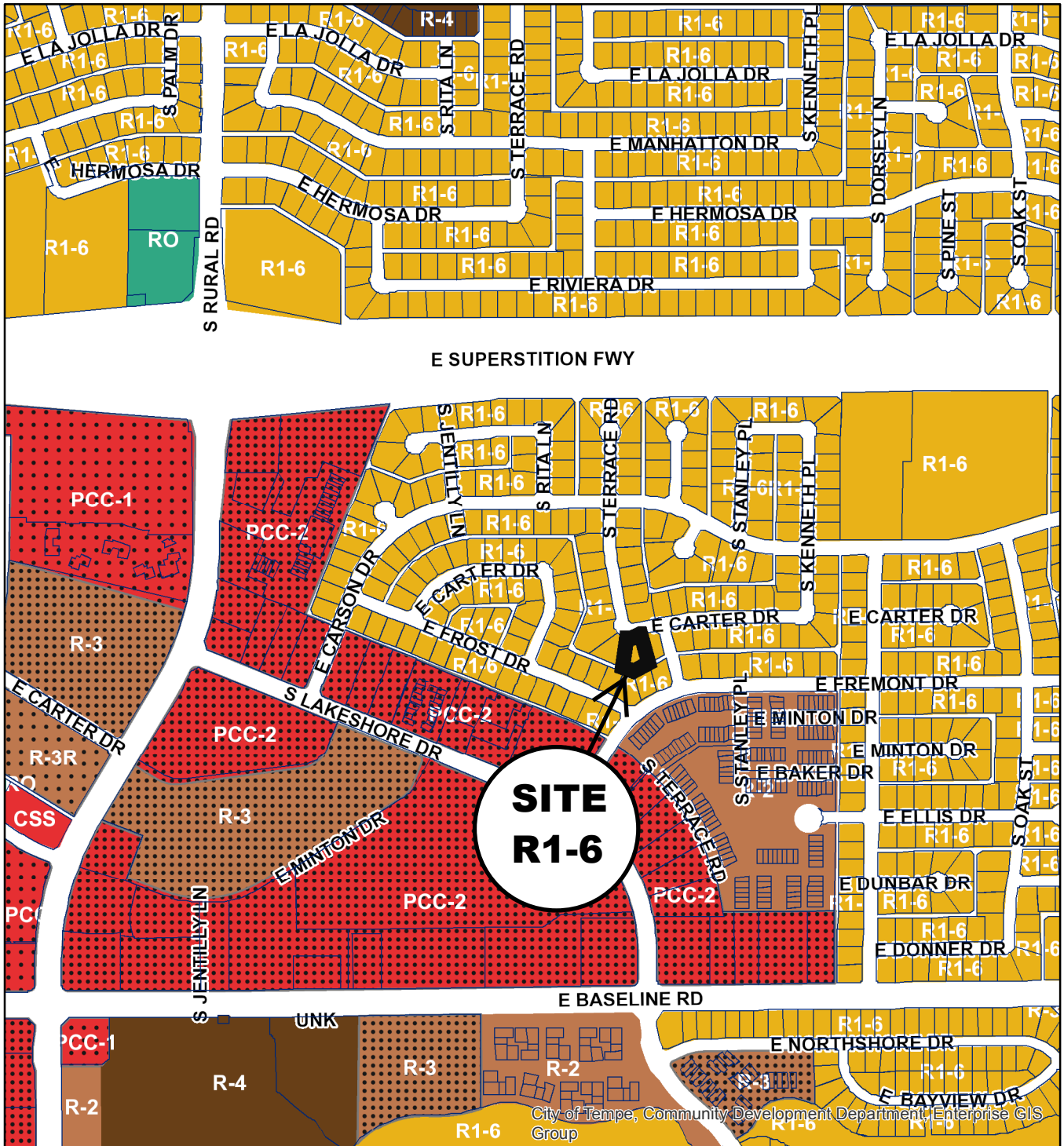
DEVELOPMENT PROJECT FILE
for
LARA RESIDENCE
(PL200147)










ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. Building Elevations
7. Floor Plan
- 8-9. Public Input

LARA RESIDENCE

PL200147



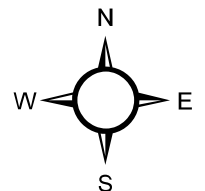
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|--|--|
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Restricted (R-3R) |
|  Planned Commercial Center General (PCC-2) |  Multi-Family Residential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

LARA RESIDENCE

PL200147



Aerial Map



July 20, 2020

City of Tempe
Community Development Department
31 East 5th Street
Tempe, Arizona 85281

To Whom It May Concern:

I currently live at 1091 East Carter Drive in Tempe. I am interested in applying for two Use Permits to build a detached garage in my backyard. Per the City of Tempe, a Use Permit is required to reduce the side yard setback to 5 feet for an Accessory Building and to exceed the maximum accessory building height of 15 feet. The garage I would like to build will be located on the southwest corner of my property – the garage will include a bathroom, sink and AC unit.

I am a small business owner and currently, I park my work vehicles on the street:



Please note, the RV in the image above is co-owned with another person and is not normally parked at my house.

The garage will allow me to move my work vehicles off the street, which would reduce the number of cars parked on the street and improve the overall aesthetic of the neighborhood. I do not believe that the proposed detached garage would negatively impact my neighbors, based on the Use Permit Zoning and Development Code Criteria below:

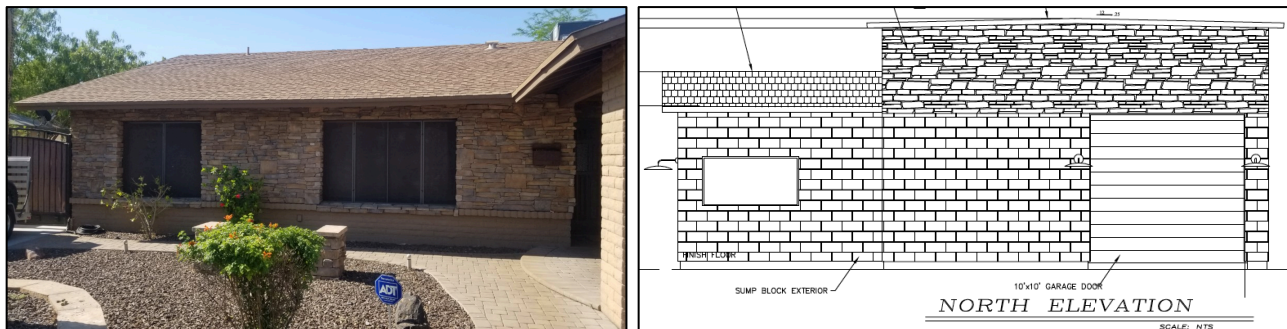
a. Any significant vehicular or pedestrian traffic in adjacent areas;

The construction of the detached garage in my backyard would be only for my use and would not create an increase in vehicular or pedestrian traffic in any adjacent areas.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;

No nuisances would arise from the addition of the detached garage in my backyard, above ambient conditions. Conversely, the construction of the garage would allow me a place to work on my vehicles away from the front yard and would enclose any odor, dust, gas, noise, vibration, smoke, heat or glare resulting in work on my vehicles.

c. Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan; The detached garage will match the existing architecture and design of my house:



This includes stone veneer, slump block and large windows, which will allow for natural light and add to the design. The east elevation of the garage (facing the pool and backyard) will have a framed eaves adobe the door and window, creating a residential aesthetic and the north elevation (facing the house) will have a 10' x 10' garage door, windows and stone veneer on the top half of the building.

Rather than lead to the deterioration of the neighborhood and downgrading of property values, the detached garage will increase property value by reducing the amount of vehicles visible to the street.

d. Compatibility with existing surrounding structures and uses; and
The detached garage design will match my house and the character of the neighborhood and will be compatible with the surrounding structures and uses. The garage will be placed in the southwest corner of my yard. To the south is an alley and my neighbor to the west has approved of the plan for the garage. With the request for additional height, the garage will be built 15 feet, 7 inches from grade, but only 15 feet from finished floor of the house. This difference in measurement won't necessarily be noticeable from the street (Carter Drive).

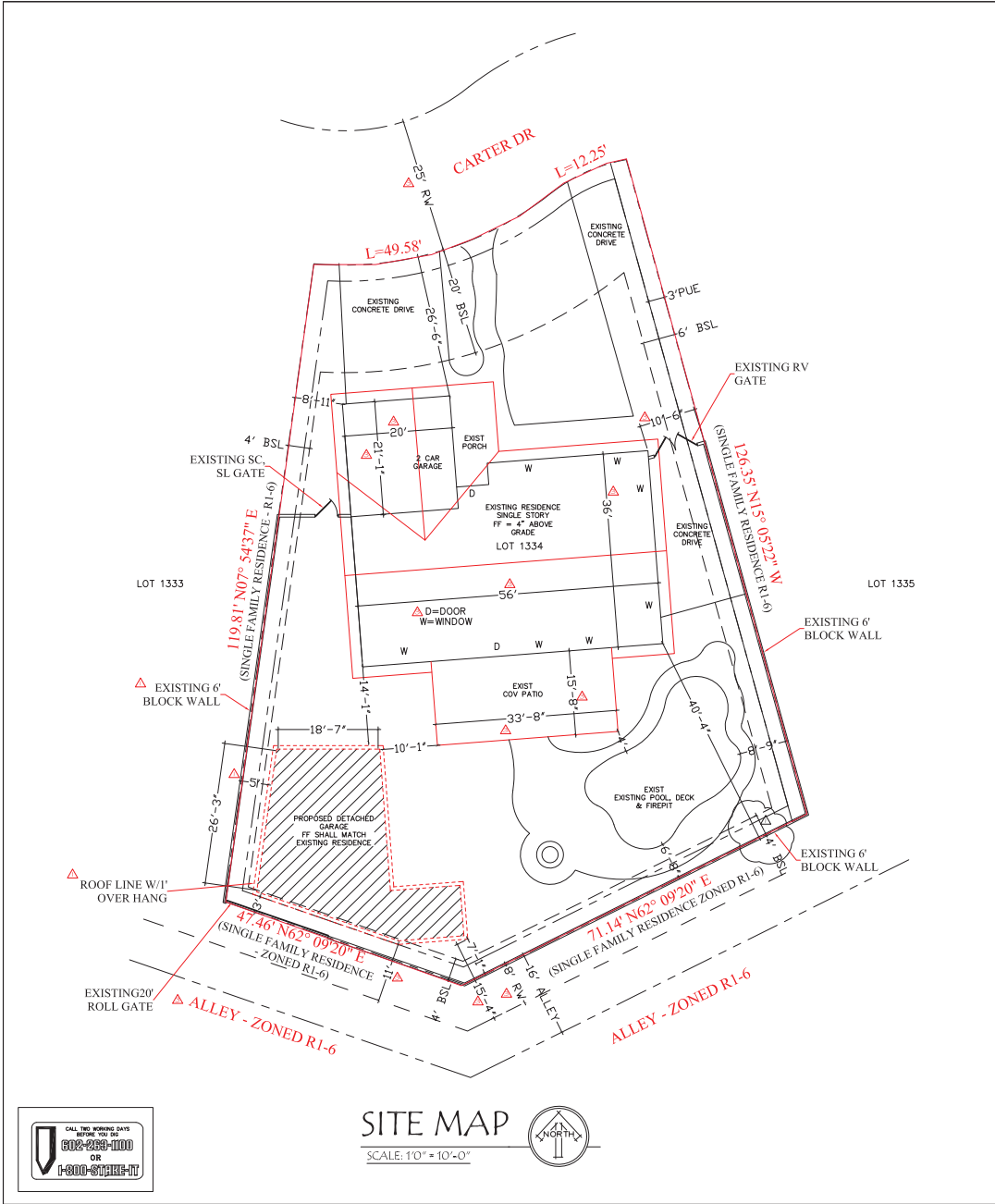
e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public.
This item does not apply to my request.

Thank you for taking my request into consideration. Please feel free to contact me with any questions or concerns. I am available through email at johnny@AFSAZ.com or at (480) 650-7617.

Sincerely,

A handwritten signature in black ink that reads 'Johnny Lara'.

Johnny Lara



DESIGN CRITERIA

THE FOLLOWING DESIGN CRITERIA WAS USED IN THE PREPARATION OF THESE DRAWINGS. ANY DEVIATION NOTED SHOULD BE CALLED TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS FOR THE TEMPE BUILDING SAFETY ADMINISTRATIVE CODE AND TEMPE ZONING AND DEVELOPMENT CODE.

2018 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED)
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2017 NATIONAL ELECTRICAL CODE (N.E.C.) NFP A 70 (AS AMENDED)
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE (SEC 8 OF TEMPE CITY CODES)
 TEMPE ZONING and DEVELOPMENT CODE (ZDC)

ADDRESS: TEMPE, AZ 85282
 TEMPE GARDENS
 OWNER: LOT: 1334 - MCR: 13441
 APN: 133-38-113

LOT AREA: 11,147 S.F. ZONING: R1-6
 JURISDICTION: CITY OF TEMPE
 QUARTER SECTION (QS): 35
 CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 STORIES: SINGLE STORY
 BUILDING HEIGHT:
 ALLOWED: 30' PROPOSED: 15'7"
 BUILDING SETBACKS: (MINIMUM)
 FRONT: 20', REAR: 25', SIDES: 5' EA
 BUILDING SETBACKS: (PROPOSED)
 SIDE: 5'-0", REAR: 3' OFF PL & 11' OFF
 ALLEY RW
 VEHICLE PARKING: (2) REQ., (2) PROVIDED

| TOTAL LOT AREA: 11,147 S.F. | |
|-----------------------------|-----------|
| TOTAL LOT SIZE: | 8712 S.F. |
| TOTAL HOUSE: | 1200 S.F. |
| (1ST STORY): | 946 S.F. |
| (GARAGE): | 254 S.F. |
| (PATIO): | 0 S.F. |
| (ENTRY): | 0 S.F. |
| PROPOSED STRUCTURE: | 908 S.F. |
| HOUSE w/ ADDITION: | 2108 S.F. |
| TOTAL LOT COVERAGE: | 24% |
| LOT COVERAGE ALLOWED: | 45% |

FINISHED FLOOR NOTE:
 THIS ADDITION WILL BE CONSTRUCTED AT THE FINISH FLOOR ELEVATION OF THE EXISTING HOME. THE FINISH FLOOR AT THE REAR DOOR WILL BE A MINIMUM OF 4" ABOVE THE EXISTING GRADE IN THE REAR YARD. ALL EXISTING LANDSCAPE WILL SLOPE AWAY FROM NEW IMPROVEMENTS.

GENERAL NOTES:
 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF TEMPE. CITY OF TEMPE APPROVED PLAN AND PERMIT SHALL BE ON SITE AT ALL TIMES. NO REVISIONS OR MODIFICATIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE CITY OF TEMPE.

PROJECT DESCRIPTION:
 ADDITION OF A DETACHED GARAGE WITH ELECTRICAL AND PLUMBING TO A BATH ROOM.

GRADING AND DRAINAGE NOTES:
 A FINISH FLOOR ELEVATION CERTIFICATE SHALL BE PROVIDED BY THE REGISTRANT, TO THE FIELD INSPECTOR PRIOR TO THE ROUGH FRAME INSPECTION. THE MINIMUM FINISH FLOOR ELEVATION SHOWN IS SAFE FROM A 100 YEAR FLOOD OF THE STORM WATER POLICIES AND STANDARDS MANUAL. A SEPARATE PERMIT IS REQUIRED FOR ANY WORK IN THE CITY OF TEMPE RIGHT-OF-WAY.

| Revisions |
|----------------------------|
| REV 10-30 CITY COMMENTS |
| REV 07-15 CITY COMMENTS |

NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

KJ Drafting Services, Inc.
 plan it before you build it
 145 E. LIBERTY LN, GILBERT AZ 85296
 Off: (480)756-1145

LARA RESIDENTIAL ADDITION
 1091 E. CARTER DRIVE
 TEMPE, AZ 85292
 LOT 1334 of TEMPE GARDENS

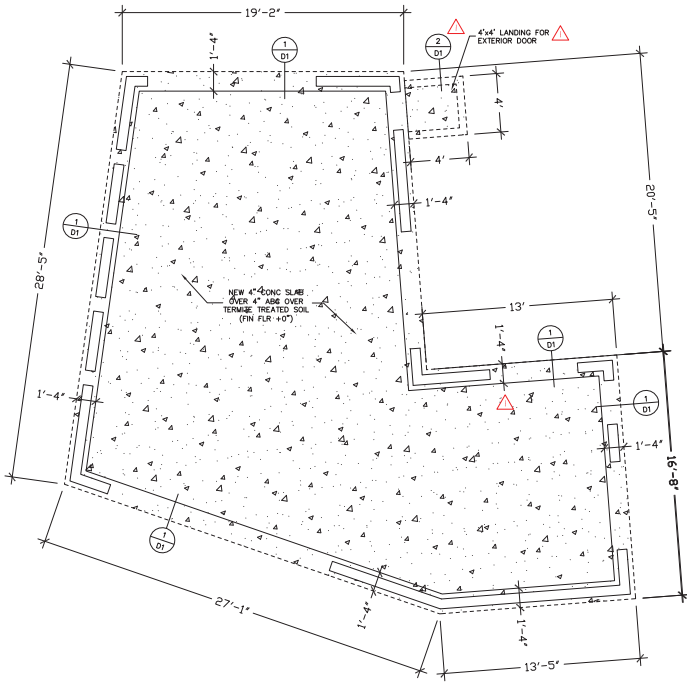


Designed by:
 Drawn by:
 K. JOYNER
 Checked by:
 NTS
 Date:
 06.11.2020
 Sheet:

SITE

FOUNDATION PLAN NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS (SHEET 'C') FOR ADDITIONAL NOTES AND INFORMATION.
2. FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED FILL. IRC SECTION R403 THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED WITH A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. IRC SECTION R312
3. SLOPE LANDINGS AT DOORS A MAXIMUM OF 1/4" P.L.F.



FOUNDATION PLAN

SCALE: 1/4" = 1'0"

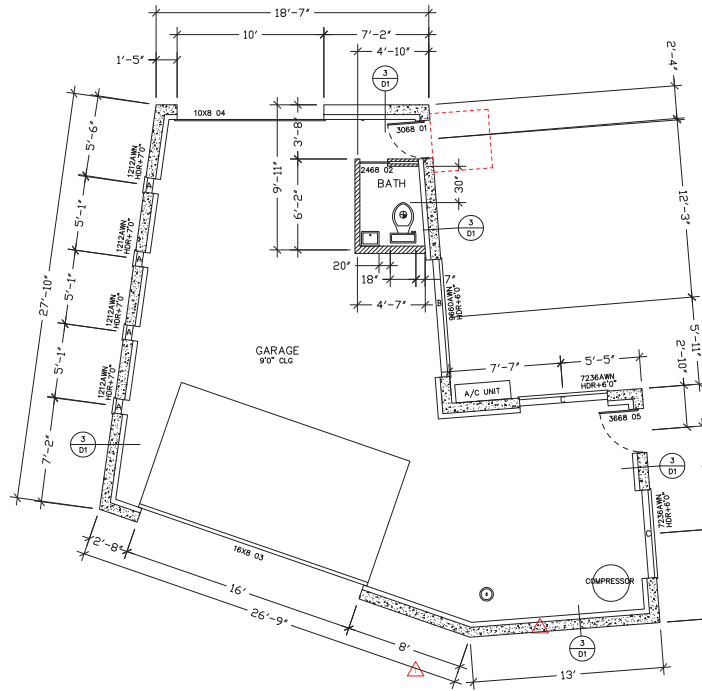
DOOR SCHEDULE

| No. | Size | Location | Door Type | Material | Width | Height | Finish | Hardware | Notes |
|-----|------|--------------|-----------|----------|--------|--------|--------|----------|-----------------|
| 01 | 1 | REAR ENTRY | INSW | WOOD | 3'-0" | 6'-8" | 1P | A | WOOD 2" x 4" 2P |
| 02 | 1 | INTD. REVO. | INSW | WOOD | 2'-0" | 6'-8" | 1P | A | WOOD 2" x 4" 2P |
| 03 | 1 | GARAGE REVO. | INSW | WOOD | 10'-0" | 6'-8" | 1P | A | WOOD 2" x 4" 2P |
| 04 | 1 | GARAGE REVO. | INSW | WOOD | 10'-0" | 6'-8" | 1P | A | WOOD 2" x 4" 2P |
| 05 | 1 | REAR ENTRY | INSW | WOOD | 3'-0" | 6'-8" | 1P | A | WOOD 2" x 4" 2P |

WINDOW SCHEDULE

| No. | Size | Frame | Description |
|-----|---------------|----------|----------------------------------|
| A | 1'-0" x 3'-0" | ALUMINUM | SINGLE HUNG, BRG. GLAZE, LOW E * |
| B | 6'-0" x 3'-0" | ALUMINUM | SINGLE HUNG, BRG. GLAZE, LOW E * |
| C | 6'-0" x 3'-0" | ALUMINUM | SINGLE HUNG, BRG. GLAZE, LOW E * |
| D | | | |
| E | | | |

FND ANCHORAGE/SILL PLATE NAILING
 INTERIOR: #11 DNT2 PINS AT 4" O.C. OR 16d AT 4" O.C. OR 1/2" DIA RIBB-BOLT'S, 3-1/2" EMBEDMENT, AT 48" O.C.



FLOOR PLAN

SCALE: 1/4" = 1'0"

FOOTAGE SUMMARY

| | |
|-----------------------|-----------|
| TOTAL LOT SIZE: | 8712 S.F. |
| TOTAL HOUSE: | 1378 S.F. |
| (1ST STORY): | 946 S.F. |
| (GARAGE): | 254 S.F. |
| (PATIO): | 144 S.F. |
| (ENTRY): | 34 S.F. |
| PROPOSED STRUCTURE: | 757 S.F. |
| HOUSE w/ ADDITION: | 2135 S.F. |
| TOTAL LOT COVERAGE: | 25% |
| LOT COVERAGE ALLOWED: | 30% |

- NEW EXTERIOR WALL - 88X16 CMU CONCRETE BLOCK WALL
- NEW INTERIOR FUR OUT WALL - 2x6 CONVENTIONAL FRAMING @ 24" O.C.
- NEW INTERIOR WALL - 2x4 CONVENTIONAL FRAMING @ 16" O.C.

FLOOR PLAN NOTES

1. REFER TO GENERAL NOTES AND SPECIFICATIONS (SHEET 'C') FOR ADDITIONAL NOTES AND INFORMATION.
2. STUD WALLS: (IRC SECTION R602) EXTERIOR WALLS = 5-1/2" (2X6) @ 16" O.C. INTERIOR BRG WALLS = 3-1/2" (2X4) @ 16" O.C. INTERIOR NON-BRG WALLS = 3-1/2" (2X4) @ 24" O.C. UNLESS NOTED OTHERWISE
3. ALL WOOD PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD IRC SECTION R403.1.6
4. SLOPE LANDINGS AT DOORS A MAXIMUM OF 1/4" P.L.F.
5. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED WITH A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL PER IRC SECTION R312
6. A SEPARATE INSULATION INSPECTION PRIOR TO DRYWALL, OR AN INSULATION CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL. THIS HOUSE WILL NOT HAVE ANY NATURAL GAS, THIS WILL BE AN ALL ELECTRIC HOUSE
7. ALL CRIBBING SHALL BE 16" O.C. MAX W/8D NAILING @ 6" O.C. IN FIELD & 4" O.C. @ EDGES.
8. ALL DOORS AND WINDOWS ADJACENT TO AND ACTING AS A BARRIER BETWEEN THE THE EXISTING SWIMMING POOL SHALL COMPLY WITH IRC AG 105.1 POOL BARRIERS - AMENDED, IRC R308.4 ITEM 9, AND CITY OF PHOENIX BARRIER ORDINANCE.
9. ALL DOORS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED & EQUIPPED WITH A SELF-CLOSING DEVICE.
10. SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS, SLEEPING ROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF A BEDROOM, SEE ELECTRICAL PLAN.
11. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS IN THE VICINITY OF THE BEDROOMS. SEE ELECTRICAL PLAN.

Revisions

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------------|
| 1 | 06.11.2020 | REVISED PER COMMENTS |
| 2 | 06.11.2020 | REVISED PER COMMENTS |

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 plan to be before you build it
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 NICKOL: (480)756-1145

LARA RESIDENTIAL ADDITION
 1091 E. CARTER DRIVE
 TEMPE, AZ 85292
 LOT 1334 of TEMPE GARDENS

Designed by:
 K. JOHNER
 Checked by:
 NTS
 Date:
 06.11.2020
 Sheet:
 AI

Jimenez, Lee

From: ina mitchell <inafox@yahoo.com>
Sent: Tuesday, July 28, 2020 10:20 AM
To: Jimenez, Lee
Subject: Lara Residence public hearing notice

Hello, I am a 30-year Tempe resident and do not recall ever receiving a notice for the types of changes that are outlined here:

--"reduce the required accessory building side (east) setback from 9' to 5"
--"increase maximum building height from 15' to 15' 7"

Is the owner adding a floor and thus raising the roof level? Are they adding a room and therefore widening the house, making it closer to the street or backyard edge of property? (Not sure where "east" is in this scenario)

Has there been some change in local ordinance requiring notification when an owner plans to make such changes?

I'm requesting these clarifications for an elderly neighbor who is concerned. Any help you can provide would be greatly appreciated.

Thank you.
Ina Mitchell
[REDACTED] S Rita Lane

August 3, 2020

Lee Jimenez
Senior Planner
City of Tempe

Subject: Case PL200147 – Lara Residence at 1091 E. Carter Drive, Tempe, AZ

My wife and I have owned the residence just to the west of the Lara residence for 36 years at 1085 E. Carter Dr. Based on our understanding of the proposed request by Johnny Lara to construct a workshop/garage within the back yard, we believe we will be the only persons potentially directly affected by this construction.

We have absolutely no problem with what is proposed and think it will have no adverse affect on us or other properties around. This will add to the value of Johnny's property, which will have a positive effect on ours and others.

The request for additional height and reduced setback will not affect us at all; in fact we expect any potential shading from the construction will enhance the use of our back yard.

If you have any questions regarding this, please feel free to contact me directly.

Thank you for your consideration.



Dave Taylor
1085 E. Carter Dr.
Tempe, AZ


drteeman@cox.net