



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/11/2020  
Agenda Item: 7**

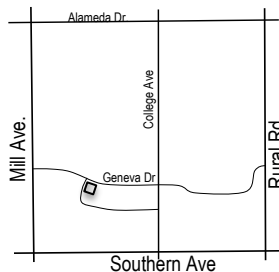
**ACTION:** Request a Use Permit to allow a second-story addition for a single-family residence for **MERCHANT ADDITION**, located at 101 E Geneva Drive. The Applicant Clay Sundell. **(PL200145)**

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** MERCHANT ADDITION (PL200145) is a proposed single-family second-story addition on Lot 225 of the NU-VISTA 4 Lots 196-258 subdivision, located on the south side of East Geneva Drive in the R1-6, Single-Family Residential District. The request includes the following:

ZUP200026 Use Permit to allow a second story addition for a single-family residence.



Property Owner	Marie Lopiano Merchant
Applicant	Clay Sundell
Zoning District(s)	R1-6
Site Area	8,093 s.f.
Total Bedrooms	3 w/ Loft
Total Bathrooms	2
Building Area	2,136 s.f.
New Addition	1,026 s.f.
Lot Coverage	39% (45% max. required)
Building Height	21'-3" (30'-0" maximum allowed)
Building Setbacks	27'-0" front, 22'-0" existing west side, 7'-0" existing east side, (20'-0", 10'-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 existing 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 second story addition will consist of a loft and closet.

## PUBLIC INPUT

To date staff has received one public comment in opposition to the proposed second-story addition.

## USE PERMIT

The proposed design and use require a Use Permit to allow a second-story addition to a single-story single-family residence within the R1-6, Single-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 addition will not change the use and 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 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 be used as a single-family 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 addition 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

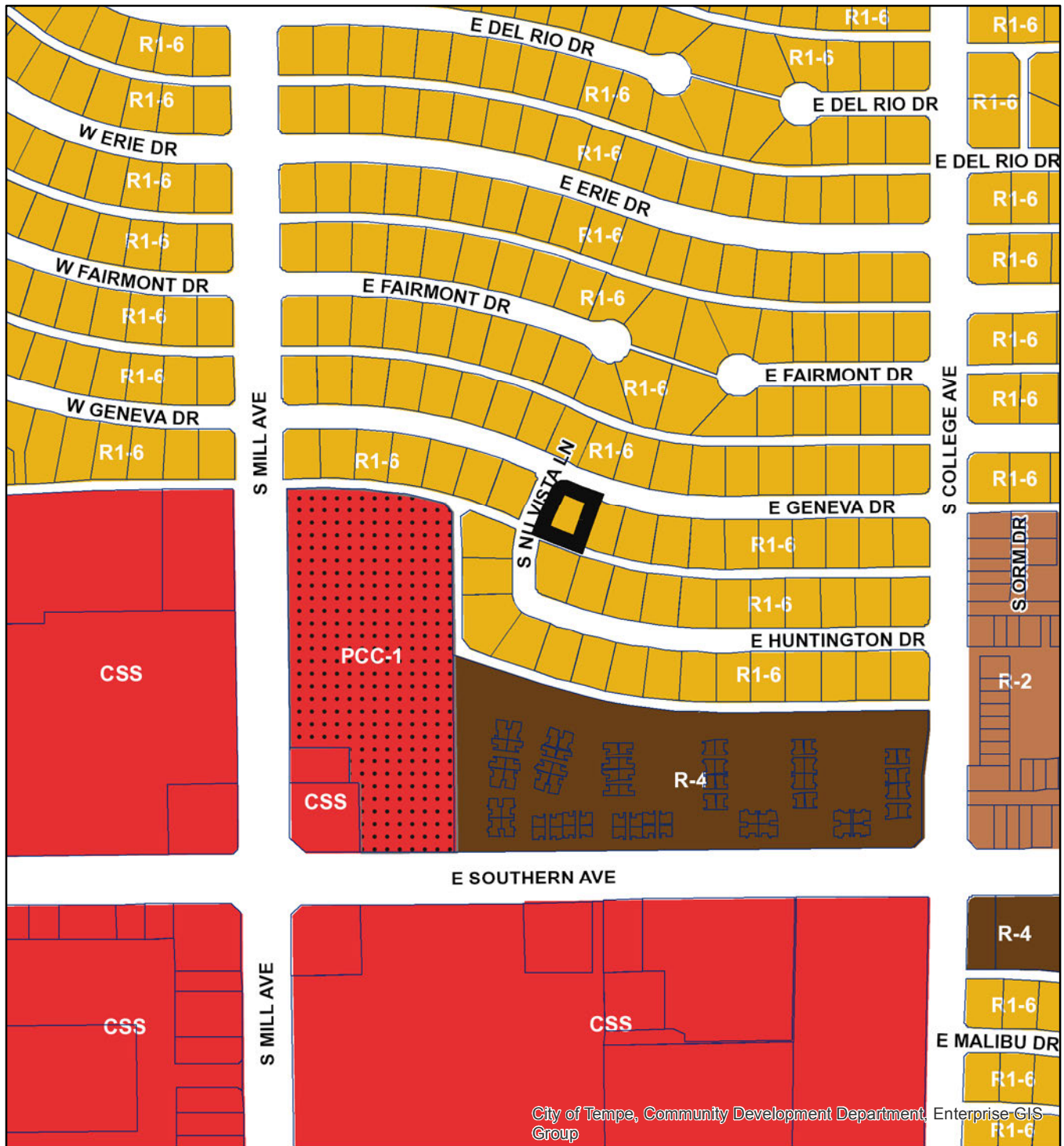
Section 3-420 Single-Family Residential Second Story Addition or Rebuild

Section 4-202 Development Standards for Residential Districts

Section 6-308 Use Permit

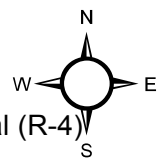
# MERCHANT ADDITION

PL200145



City of Tempe, Community Development Department, Enterprise GIS Group

- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential General (R-4)

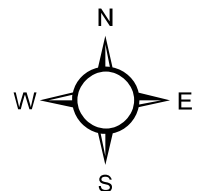


# MERCHANT ADDITION

PL200145



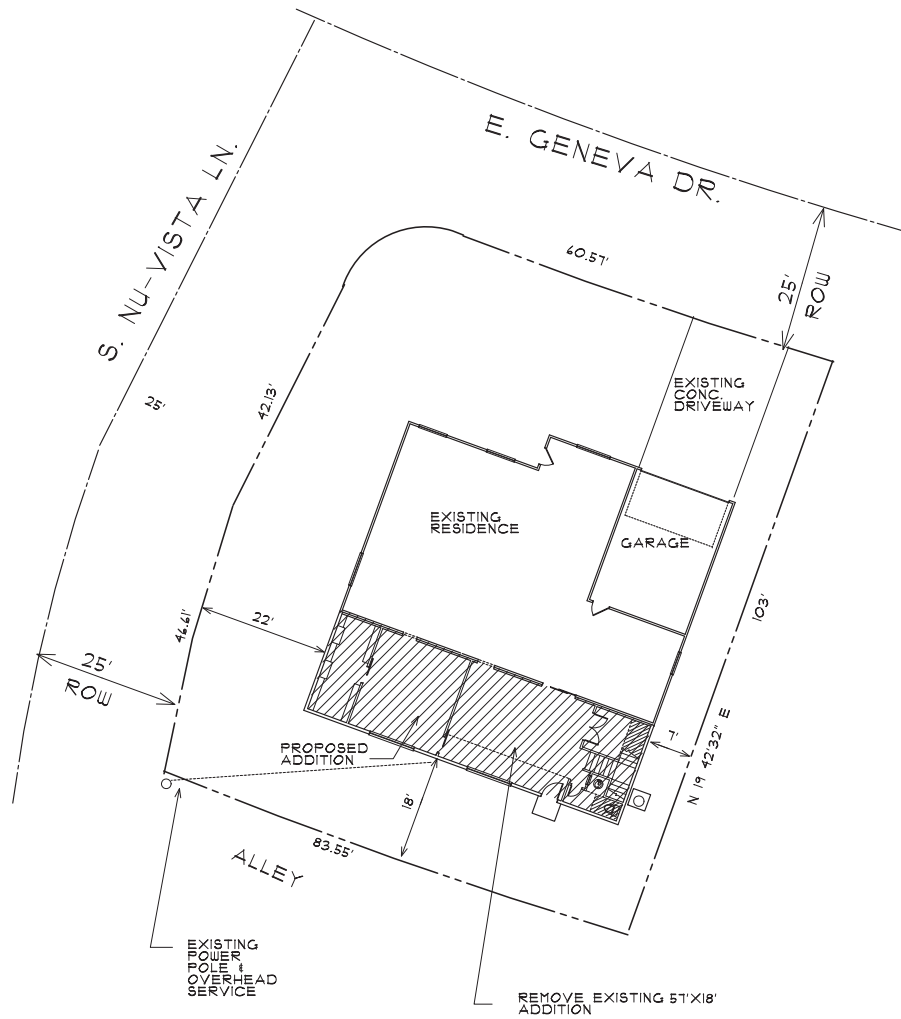
Aerial Map



## Letter of Explanation

Concerning the property located at:  
101 E. Geneva Dr. Tempe Az.

- A. The two-story addition will not add any more or less vehicular or pedestrian traffic as the same number of people will reside in the residence.
- B. There will be no emission of any kind coming from the residence.
- C. The addition will raise the property value of the residence and help the neighborhood with higher values.
- D. The addition when completed will be consistent with the neighborhood as there is other two-story residences in the vicinity. They include 315 E. Faimont Dr.
  - 9 E. del Rio
  - 140 E. del Rio
  - 340 E. Balboa
  - 354 E. Cairo
- E. There is no change of the behavior both inside and outside the residence that would create a nuisance to the area.



ASSESSOR PARCEL NUMBER  
133-44-100

FIRST OWNER NAME  
MERCHANT, MARIE

PROPERTY ADDRESS  
101 E. GENEVA DR.  
TEMPE, AZ. 8528

PROPERTY DESCRIPTION  
NU- VISTA, UNIT 4, LOT225

CALCULATED PARCEL SIZE  
8,093 S.F.

ZONING: RI-4

LOT COVERAGE

LOT AREA = 8,093 S.F.

EXISTING LIVABLE = 1104 S.F.

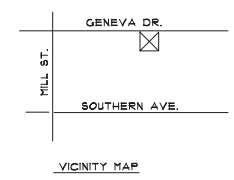
EXISTING GARAGE = 432 S.F.

TOTAL = 2136 S.F.

ADDITION: 1024 S.F.

RESIDENCE TOTAL U.R. = 3162 S.F.

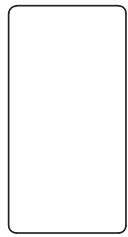
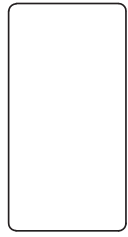
39.0% COVERAGE



SITE PLAN

REVISIONS

DESIGNER:  
Sundell Design + Construction  
128-10-4-100



MERCHANT ADDITION  
101 E. GENEVA DR.  
TEMPE, AZ.

LOT 225

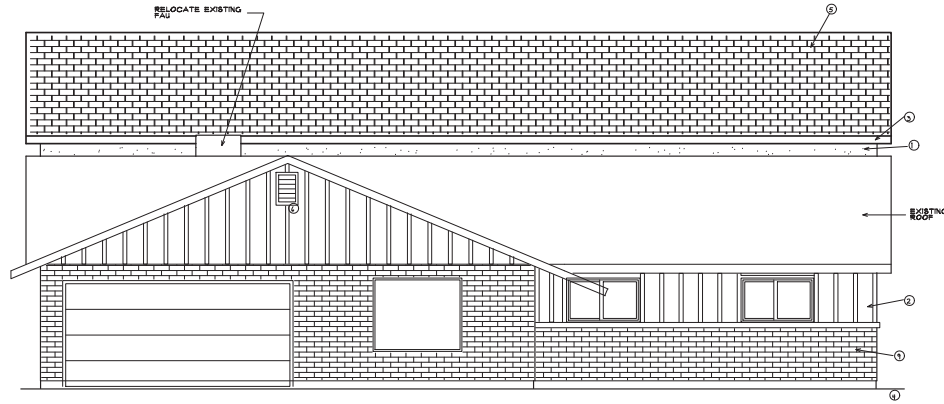
DRAWN  
C. SUNDELL

DATE:  
6-6-20

SCALE:  
1"=10'

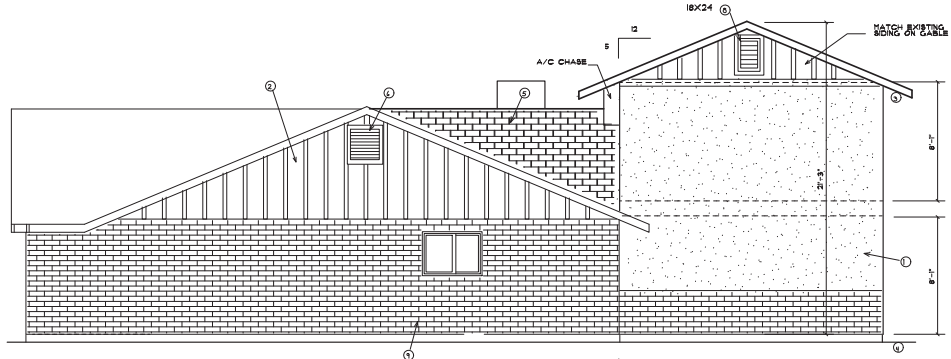
SHEET

1



FRONT ELEVATION

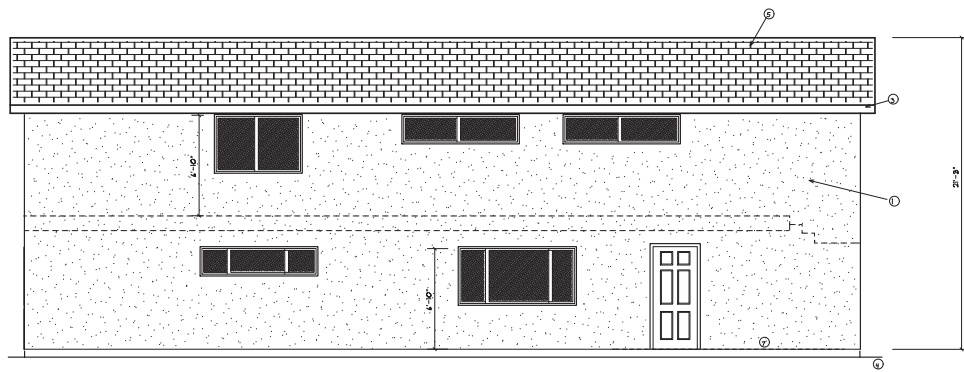
KEYED NOTES	
①	STUCCO IDC BAR-2132
②	EXISTING SIDING
③	2" x 4" FASCIA
④	SLOPE FINISH GRADE AWAY FROM STRUCTURE
⑤	SHINGLE ROOF TO MATCH EXISTING
⑥	EXISTING VENT
⑦	DEEP SCREEN
⑧	SCREENS 1 LOUVERED METAL VENT
⑨	EXISTING MASONRY



RIGHT ELEVATION

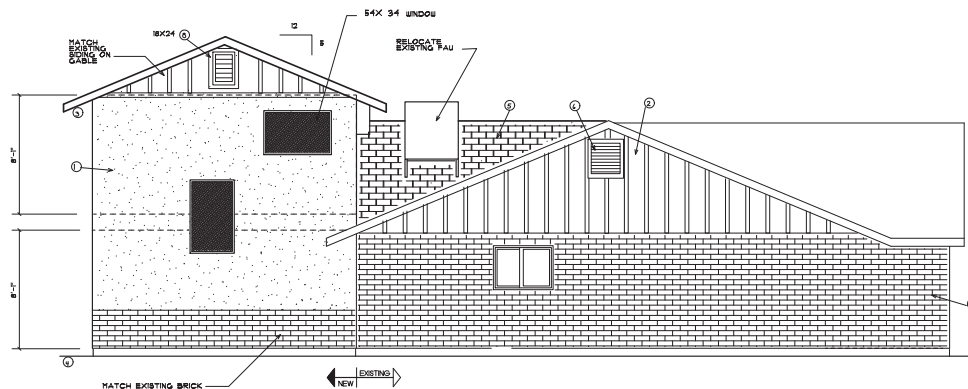
REVISIONS
DESIGN: <b>SUNDELL DESIGN</b> 928-710-4700 SUNDELLHOMES@GMAIL.COM
BUILDER:
ELEVATIONS
MERCHANT RESIDENCE 911 E. GENEVA DR. OLDFATHER, AZ. 85742
DRAWN C. SUNDELL
DATE 4-12-20
SCALE: 1/4" = 1'-0"
SHEET <b>A4.0</b>
OF





REAR ELEVATION

KEYED NOTES	
①	STUCCO IDC BRK-2132
②	EXISTING SIDING
③	2" x 4" FASCIA
④	SLOPE FINISH GRADE AWAY FROM STRUCTURE
⑤	SHINGLE ROOF TO MATCH EXISTING
⑥	EXISTING VENT
⑦	DEEP SCREED
⑧	SCREENED 1 LOUVERED METAL VENT
⑨	EXISTING MASONRY



LEFT ELEVATION

REVISIONS

DESIGN:  
**S**UNDELL  
**D**ESIGN  
 928-710-4700  
 SUNDELLHOMES@GMAIL.COM

BUILDER:

ELEVATIONS

MERCHANT  
 RESIDENCE  
 01 LE GENEVA DR.  
 85782

DRAWN  
 C. SUNDELL  
 DATE  
 4-12-20  
 SCALE :  
 1/4" = 1'-0"

SHEET  
 OF  
**A4.1**



EXISTING FLOOR PLAN

REVISIONS

DESIGN:  
**SUNDELL**  
**SD** DESIGN  
 928-710-4700  
 SUNDELLHOMES@GMAIL.COM

BUILDER:

EXISTING FLOOR PLAN

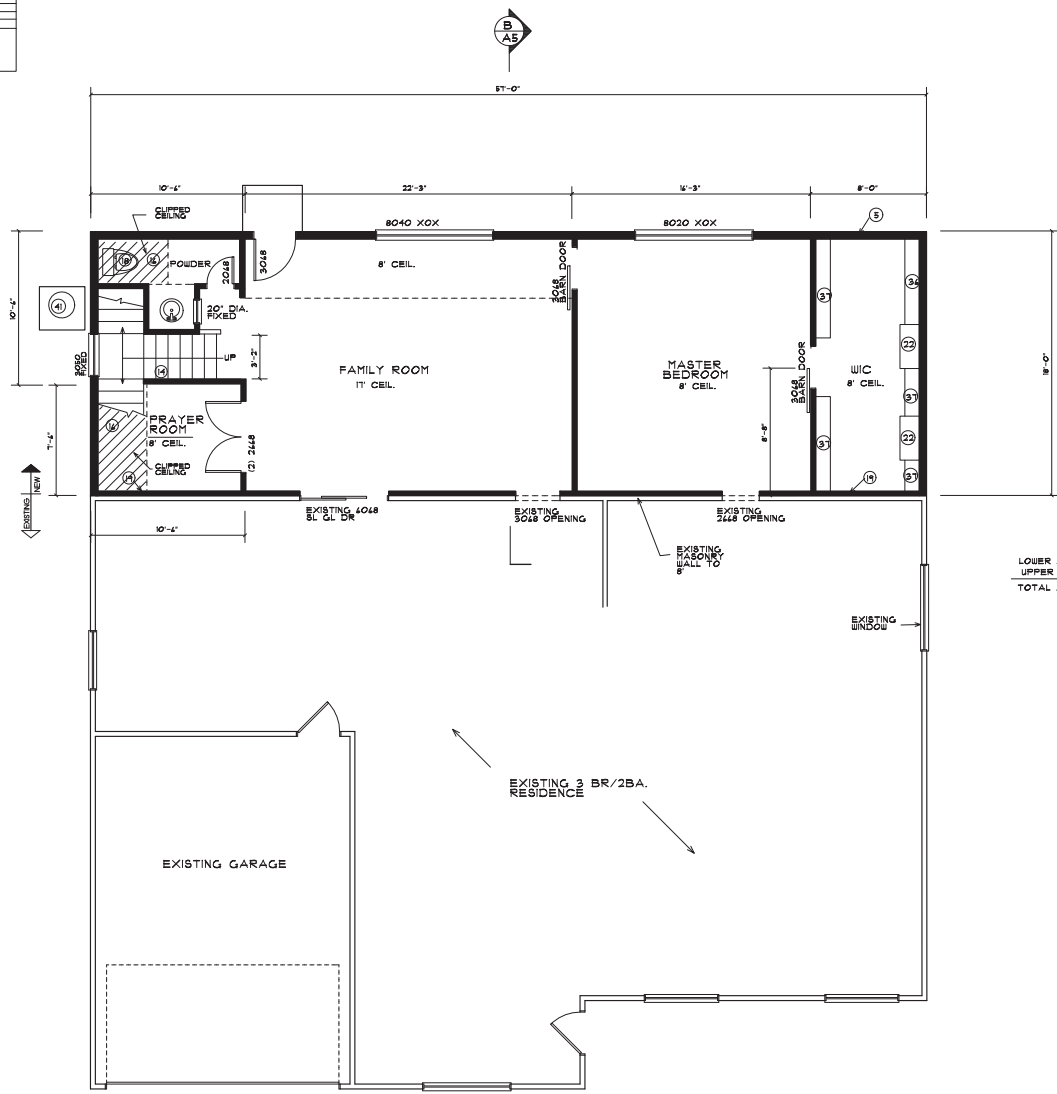
MERCHANT RESIDENCE  
 01 LE GENEVA DR.  
 85742

DRAWN  
 C. SUNDELL  
 DATE:  
 4-11-20  
 SCALE:  
 1/4"=1'-0"

SHEET  
 A2.0  
 OF

IRC WATER CALCS			
TYPE OF FIXTURE	NO. OF FIXTURES	NO. OF UNITS VALUE	TOTAL FIXTURE UNITS
WATER CLOSET	0	X 2.2	0
SHOWER (PER HEAD)	0	X 1.4	0
TUB (SH)	0	X 1.4	0
LAVATORY	0	X 0.7	0
SINK	0	X 0.7	0
DISH WASHER	0	X 1.4	0
CLOTHES WASHER	0	X 1.4	0
LAUNDRY SINK	0	X 0.7	0
CLOTHES WARMER	0	X 1.4	0
HALL BATH GROUP	0	X 3.4	0
HALL BATH GROUP	0	X 3.4	0
KITCHEN GROUP	0	X 2.5	0
LAUNDRY GROUP	0	X 2.5	0

TOTAL FIXTURE UNITS = 2.6  
DEVELOPED LENGTH = 80'  
SUPPLY LINE SIZE = 1 1/4"  
METER SIZE = 3/4"



LOWER LEVEL : 1,024 SQ. FT.  
UPPER LEVEL : 544 SQ. FT.  
TOTAL ADDITION : 1,570 SQ. FT.

- ### KEYED NOTES
- 1 HOSE BIB WITH BACK FLOW PREVENTER AND SHUT OFF VALVE AT FRONT-PROST FREE
  - 2 TYP RELIEF VALVE TO EXTERIOR GRADE
  - 3 RECESSED ICE MAKER BOX WITH BIB
  - 4 4" DIA. DRYER VENT THROUGH ROOF - NOT TO EXCEED 20" PER IRC SEC. G0512
  - 5 2X4 STUD WALL
  - 6 SOPFIT # 8
  - 7 SOPFIT # 9'-4"
  - 8 MECHANICAL UNIT
  - 9 NICHE - SILL # 34', SOPFIT # 8
  - 10 SOPFIT # 3'
  - 11 2" X 30" ATTIC ACCESS, LOCATE FOR TYPICAL HEADROOM, 30" MIN.
  - 12 LINE OF CEILING CHANGE
  - 13 1-3/4" SOLID CORE DOOR W/ SELF-CLOSER LATCHING, 1 GASKET.
  - 14 2X4 STUD WALL - HANDRAIL/GUARDRAIL W/ 3/4" RAIL TO 34"
  - 15 HANDRAIL/GUARDRAIL
  - 16 2" X 8" TYPE 'X' GYPSUM BOARD UNDER STAIR
  - 17 2" X 8" TYPE 'X' GYPSUM BOARD w/ WALLS I CEILING PER IRC
  - 18 WATER CLOSET PROVIDE A (MIN) 8" ON EACH SIDE I 34" RAIL CLEAR IN FRONT - IRC SEC.507 2X4 STUD WALL
  - 19 8" X 12" DECOR 'FALSE' BEAMS
  - 20 CABINET TO 40"
  - 21 (8) - 12" SHELVES
  - 22 (8) - 12" SHELVES
  - 23 RECESSED MEDICINE CABINET
  - 24 SHOWER W/ SHOWER ENCLOSURE
  - 25 TOWEL BAR AT 48"
  - 26 TOWEL RING AT 40"
  - 27 SOAP DISH AT 54" AT TUB, AT 54" AT SHOWER
  - 28 BALK-IN SHOWER w/ SEAT
  - 29 TUB/SHOWER COMBO.
  - 30 TEMPERED GLASS SHOWER ENCLOSURE
  - 31 TEMPERED GLASS
  - 32 OBSCURE GLASS
  - 33 CABINET ON COUNTERTOP
  - 34 WOOD SHELVES
  - 35 SINGLE ROD I SHELF
  - 36 DOUBLE ROD I SHELF
  - 37 42" HIGH MIRROR
  - 38 MBER CEMENT BACKING BEHIND WALL TILE OR EG. TO 1" ABV. DRAIN - I.R.C. SEC. R1024.2
  - 39 PLATFORM # 48"
  - 40 A.C. COMPRESSOR PAD
  - 41 UNDER COUNTER LINE REFRIGERATOR
  - 42 30" MICROWAVE ABOVE
  - 43 COOKTOP HOOD EXHAUST # 41"
  - 44 OVEN LOCATION
  - 45 ICE MAKER
  - 46 DOUBLE SINK W/ DISPOSAL
  - 47 DISHWASHER - PROVIDE APPROVED AIR GAP PER I.R.C. SEC. P211
  - 48 REFRIGERATOR SPACE
  - 49 ISLAND COUNTERTOP W/ CABINET BELOW
  - 50 HEAT-N-GLO GAS FIREPLACE
  - 51 CABINET
  - 52 SEAT, HEIGHT AS NOTED
  - 53 S.S. GAS GRILL
  - 54 2 - 14" X 10" SCREENED LOUVERED METAL AIR VENTS - ONE 12" A.P.F. I ONE 12" BELOW OLG.
  - 55 WATER SOFTENER
  - 56 1/4" POST TO CEIL ON 8" WIDE X 30" HIGH WALL w/ WOOD CAP
  - 57 STUCCO/STONE WALL - 48" HIGH
  - 58 DRYER
  - 59 WASHER
  - 60 LOCKERS
  - 61 CABINET w/ SHELVES
  - 62 WATER HEATER w/ RECIRCULATING PUMP
  - 63 KNEE SPACE
  - 64 DEBK
  - 65 3/4" GATE I RAIL
  - 66 8" WIDE X 24" HIGH STUCCO WALL w/ STUCCO CAP
  - 67 SHELF - MATCH COUNTERTOP MATERIAL
  - 68 12" DIA. WOOD POST
  - 69 8" SQ. BASE, 24" HIGH STONE COLUMN

FLOOR PLAN

REVISIONS

DESIGN: **SUNDELL DESIGN**  
928-710-4700  
SUNDELLHOMES@GMAIL.COM

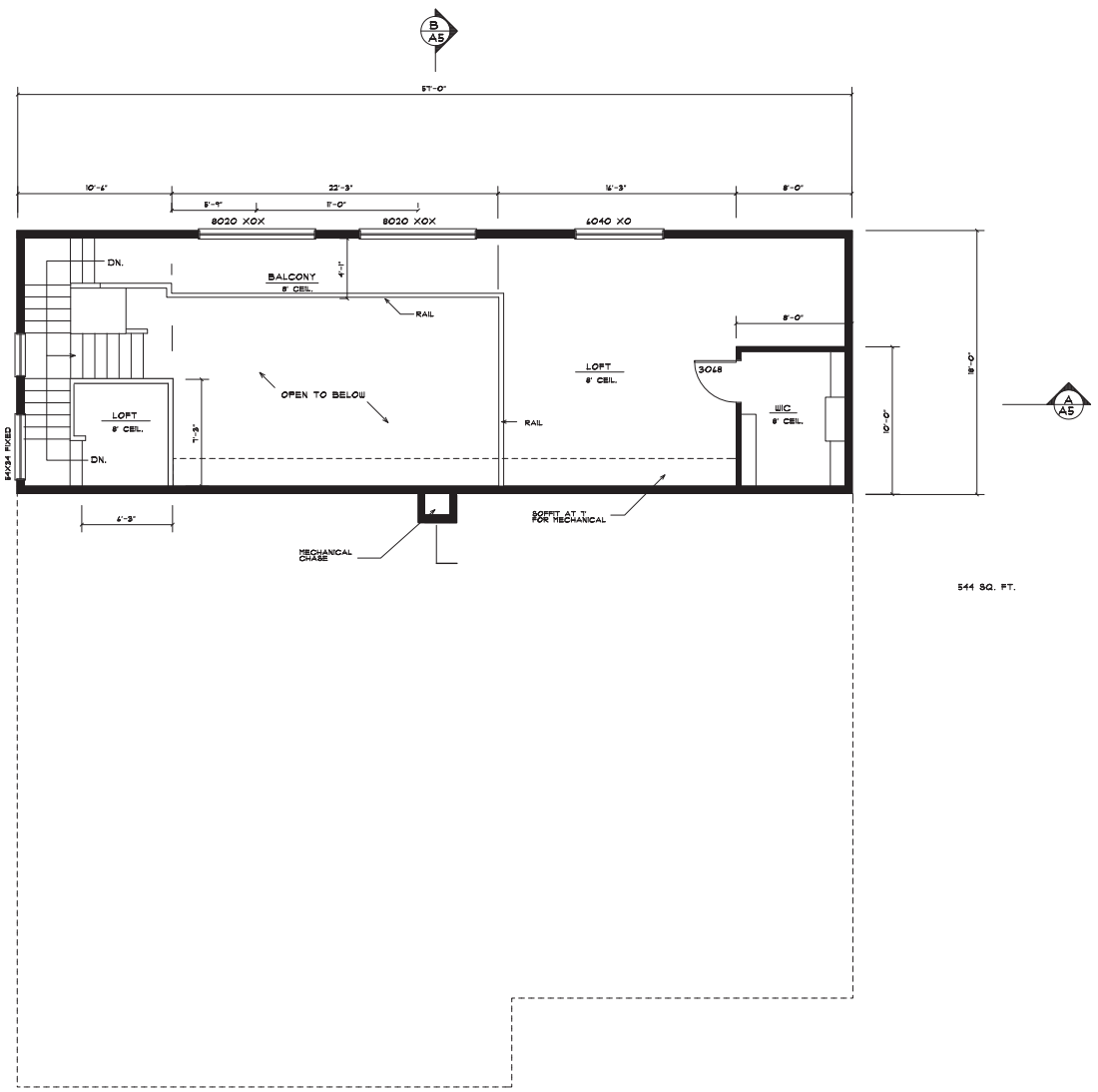
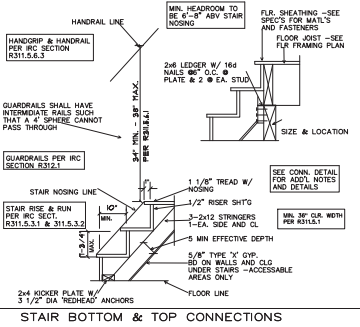
BUILDER:

FLOOR PLAN

MERCHANT RESIDENCE  
ON LEASE, GENOVA DR.  
885232

DRAWN: C. SUNDELL  
DATE: 4-11-20  
SCALE: 1/4"=1'-0"  
SHEET

SCALE: 1/4"=1'-0"  
OF **A2.1**



REVISIONS

DESIGN: **SUNDELL SD** DESIGN  
 928-TIO-4700  
 SUNDELLHOMES@GMAIL.COM

BUILDER: **UPPER FLOOR PLAN**

**UPPER FLOOR PLAN**

**MERCHANT RESIDENCE**  
 DR. C. S. GENEVA DR.  
 85742

DRAWN: C. SUNDELL  
 DATE: 4-11-20  
 SCALE: 1/4"=1'-0"

SHEET **A2.2**  
 OF

UPPER FLOOR PLAN

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

**From:** [REDACTED]  
**To:** [Aaron, Robbie](#)  
**Subject:** Case # PL200145  
**Date:** Monday, July 27, 2020 5:15:21 PM

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Hi,

I just received a green post card in the mail in reference to the above case number at 101 E. Geneva Dr. I live at [REDACTED] E. Geneva Drive and have for the past 25 years. I bought my home to be close to ASU while I was attending there studying to become a teacher. After my teaching career got under way and the roommates moved out I decided to stay. I love the ambience of the whole central Tempe neighborhood! I love knowing my neighbors well! From Apache Blvd and College St. to Southern and College and beyond, every house is single story, western style ranch home. I love that! If I wanted to live in a 2 story neighborhood of look alike homes I would live in Ahwatukee!

Please don't allow 2 stories to be built in our neighborhoods. I'm afraid it will start a bad trend! It's bad enough when people are allowed to enclose their 2 car attached garages into extra bedrooms! I want to be able to see "A" mountain at my corner of College and Geneva. I don't want my neighbor behind me to suddenly put on a 2nd story and look down into my yard. I like single story homes. It looks very "western" to me. I like my trees to be taller than my house.....

These neighborhoods in central Tempe have been around since 1960...almost enough to qualify for historic neighborhoods! If someone needs that much extra space go to Ahwatukee, Chandler, or Gilbert or even south Tempe and buy one of those 2 - story shoeboxes and live! ! But don't destroy the quaintness and neighborhood feeling we have here in the older parts of Tempe!

Thank you,

Michael Chwastek

[REDACTED] E. Geneva Dr.

Tempe 85282

[REDACTED]