



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/23/2021  
Agenda Item: 4**

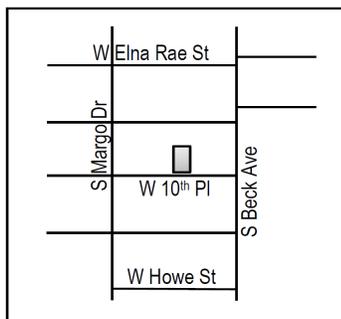
**ACTION:** Request a Use Permit Standard to allow a second story addition for the **HAIGHT RESIDENCE**, located at 1218 West 10<sup>th</sup> Place.

**FISCAL IMPACT:** N/A

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

**BACKGROUND INFORMATION:** HAIGHT RESIDENCE (PL210014) is requesting a Use Permit to allow a second story addition to an existing single-story house within the R1-6, Single-Family Residential zoning district. The request includes the following:

ZUP210024 Use Permit to allow a second story addition.



|                 |                              |
|-----------------|------------------------------|
| Property Owner  | Tristen Haight               |
| Applicant       | Tristen Haight               |
| Zoning District | R1-6                         |
| Site Area       | 7,684 s.f.                   |
| Building Area   | 1,570 s.f.                   |
| Lot Coverage    | 21% (45% max.)               |
| Building Height | 22' 3" (30' maximum allowed) |

**ATTACHMENTS:** Development Project File

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

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

## COMMENTS

The applicant is requesting a second story addition to an existing single-story house. Section 3-420 of the zoning code requires a Use Permit for any single story, single-family residence to add a second story. The setbacks and lot coverage will not be impacted by the proposed second story as it is a vertical addition within the existing building footprint. The height of the building is in compliance with the maximum 30-foot height standard for R1-6.

There are three (3) properties in the vicinity of the subject property that were constructed as two-story, single-family residences. The addresses of these properties are as follows: 1049 W 12<sup>th</sup> Pl, 1341 W Laird St, and 1106 W 9th St.

## PUBLIC INPUT

To date, staff has received two calls from neighbors with input on the request. The property owner directly to the east of the subject property called in support and had no concerns with the proposed second story addition. The property owner to the north of the subject property was not in opposition, but raised concerns regarding privacy with the design of the windows on the proposed second story.

## USE PERMIT

The proposed design requires a Use Permit to allow a second story addition within the R1-6, Single-Family Residential zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic; the use of the existing residence will remain single-family residential.*
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions; a second story addition is not expected to create a nuisance exceeding the ambient conditions.*
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; second story additions to existing single story, single-family residences are permitted subject to a Use Permit.*
4. *Compatibility with existing surrounding structures and uses; the design of the second story addition is architecturally compatible with the existing single-story residence and does not impede on the neighboring properties. Windows have been placed on the east and west elevations in a way that preserves the privacy of the adjacent properties. There are existing two-story homes in the area.*
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 to be used as an expansion of the existing single-family residence.*

## 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: (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 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.

**USE PERMIT:**

- The Use Permit is valid for the Haight 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.
- 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:**

July 28, 1999 Board of Adjustment approved (BA990142) a request for a. Variance to reduce the required west side yard setback from 7 feet to 4 feet to allow a carport addition and b. Variance to reduce the required eave overhang setback for the carport addition from 3 feet to 1 foot, 10 inches.

**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



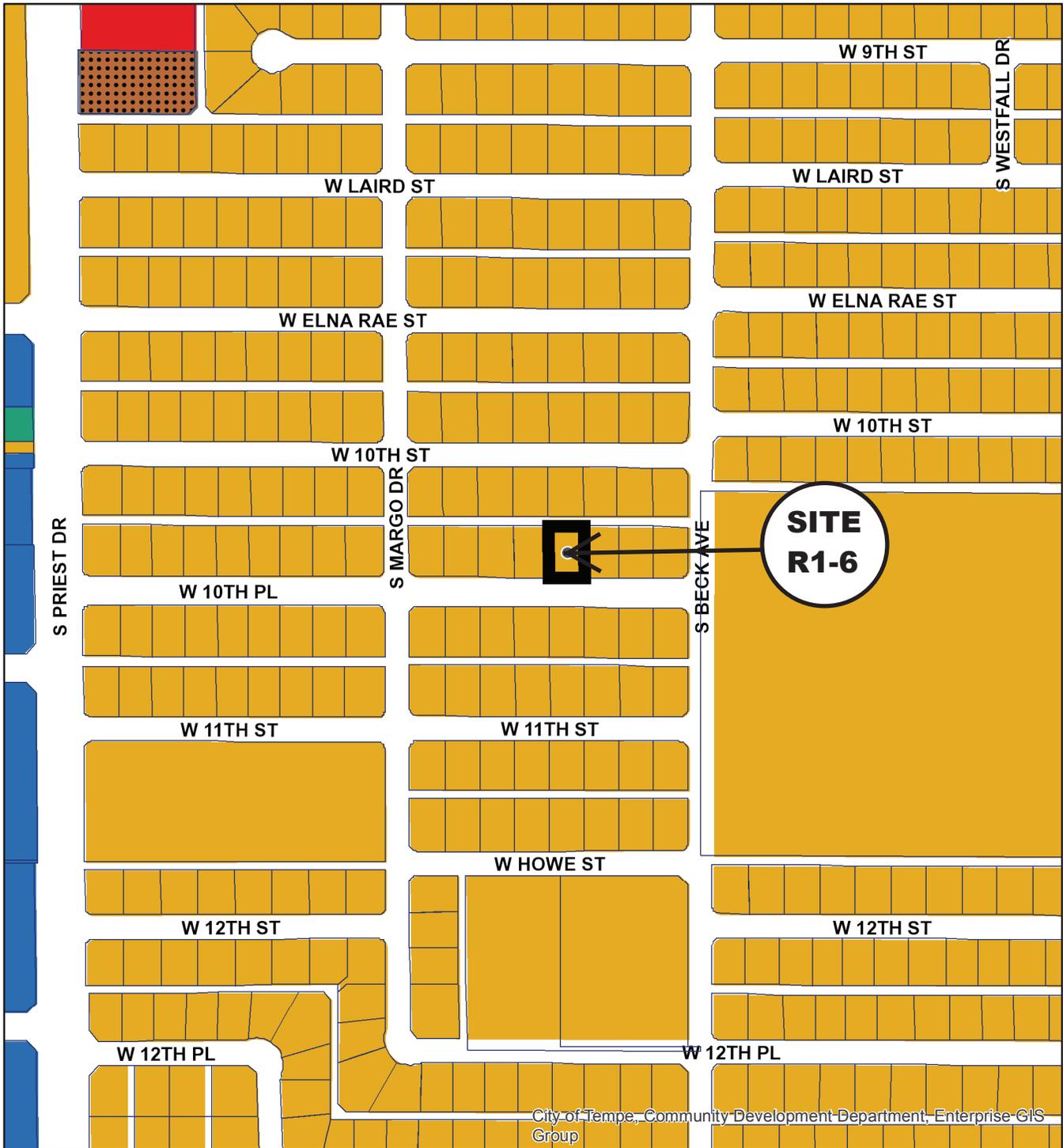
**DEVELOPMENT PROJECT FILE**  
for  
**HAIGHT RESIDENCE**  
(PL210014)

**ATTACHMENTS:**

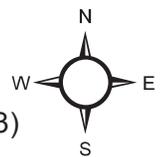
1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. Floor Plans
7. Elevations

# HAIGHT RESIDENCE

PL210014

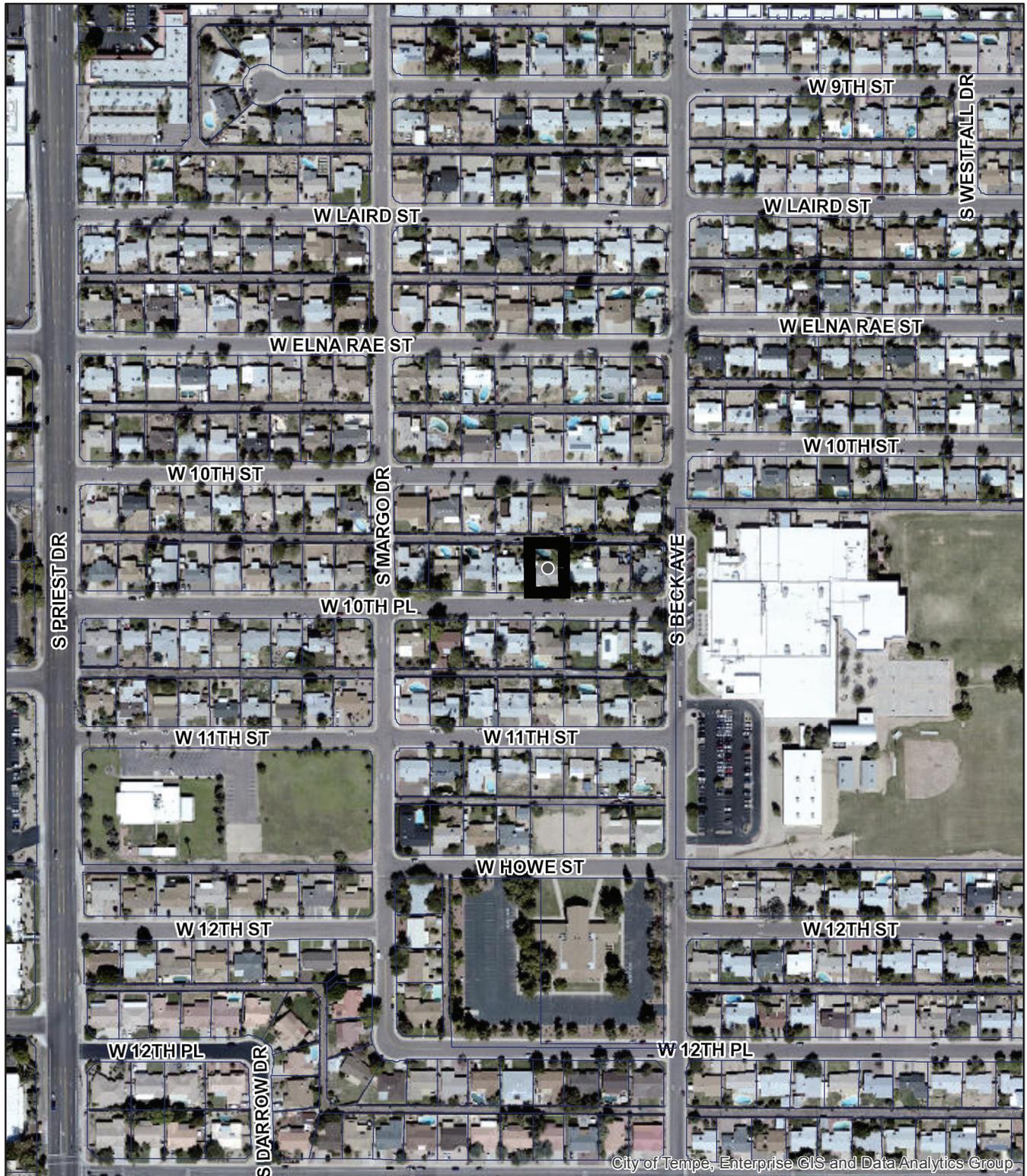


- General Industrial District (GID)
- Commercial Shopping and Services (CSS)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Multi-Family Residential Limited (R-3)

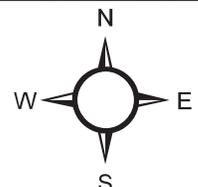


# HAIGHT RESIDENCE

PL210014



## Aerial Map



We are wanting to add a Second story to my home to expand my family's livable square footage. The lot coverage will remain unchanged. This will also enhance the neighborhoods existing looks and possibly value. Also included in my packet the rough layout of what we are proposing with elevations.

- A. Any significant increase in vehicular or pedestrian traffic.

Answer: There will not be any increase to vehicular or pedestrian traffic. The number of occupants of the residence will not change (two adults and two minor children). This will remain a single-family home, just adding more livable square footage.

- B. Nuisance arising from emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at level exceeding that of ambient conditions.

Answer: There will be no nuisance for any of the above conditions. This will remain a single-family home. There will be no increased nuisance arising from me or any around me.

- C. 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 conservations as set forth in the city's adopted plans or general plan.

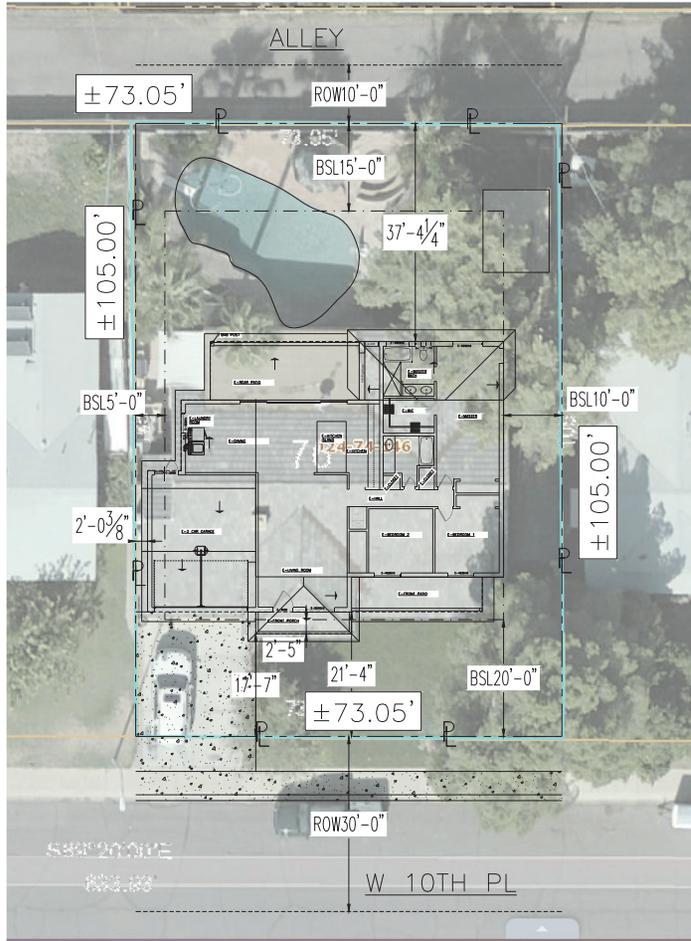
Answer: This will not be downgrading of any property value. If anything, this has the potential to increase property value for having more square footage and over all appearance.

- D. Compatibility with existing surrounding structures and uses; and

Answer: This will be compatible with existing surrounding structures. There are a couple two-story additions already completed in the neighborhood. Examples are at 1049 W 12<sup>th</sup> Place, 1200 W 10<sup>th</sup> Place and 1203 W Ninth St. Beyond this immediate neighborhood, there are many more two-story residences.

- E. Adequate control of disruptive behavior both inside and outside premises, which may create a nuisance to the surrounding area or general public.

Answer: There will be no increased disruptive behavior. This will remain a single-family home with no additional disruptive behavior inside or outside of the premises. This will just increase livable square footage for my family.



SITE PLAN

SCALE: 1" = 10'-0"

NORTH

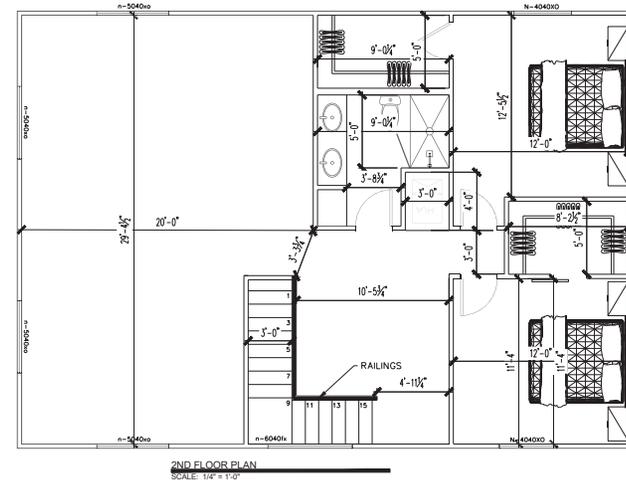
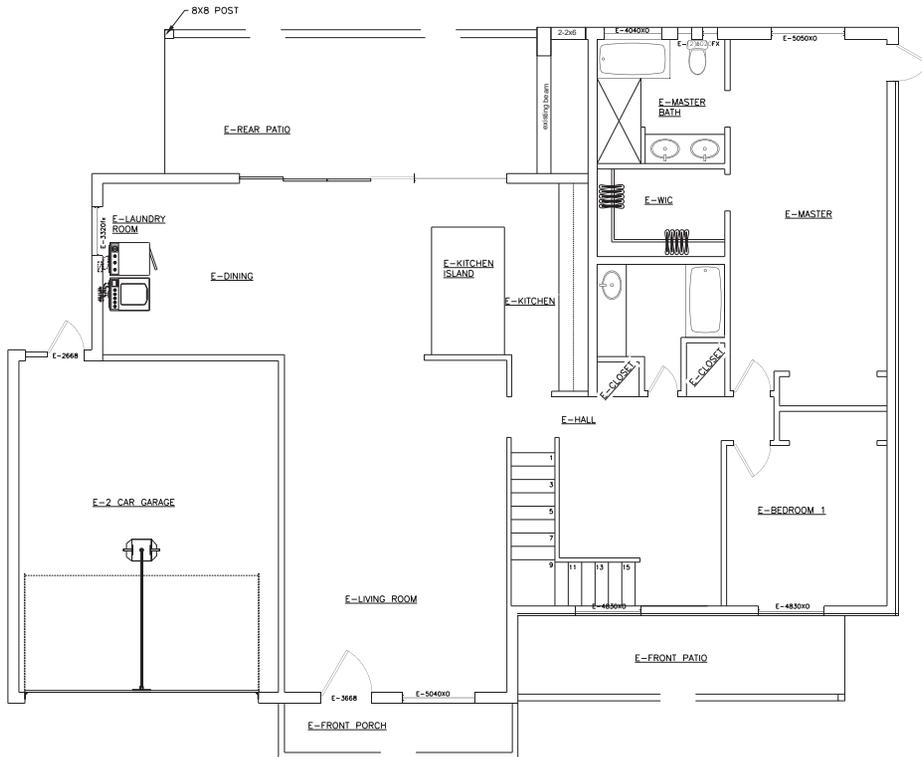


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TRISTEN RESIDENCE  
1218 W 10TH PL  
TEMPE 85281

DRAWN BY:  
ProCaDesign  
CONTACT #  
www.procadesign.net  
(602) 606-2885  
angelica@procadesign.com  
DATE:  
11/06/2020  
SCALE:  
PER PLAN  
SHEET:

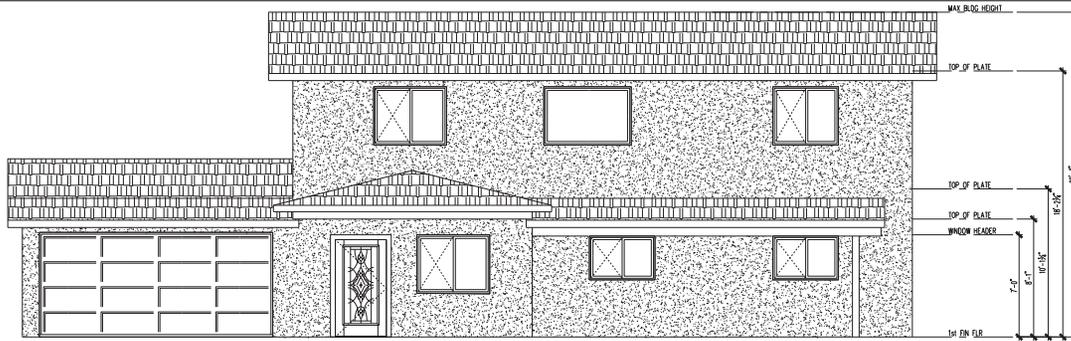
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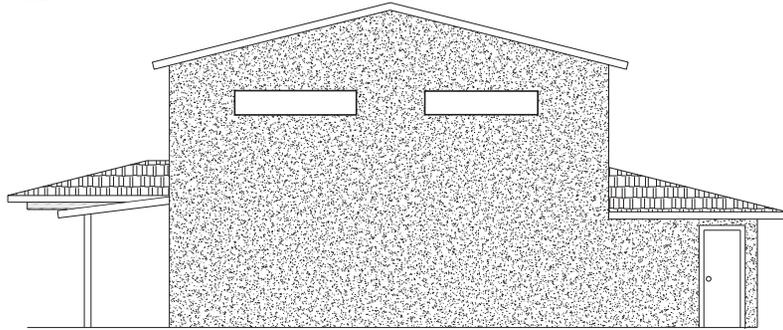
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**TRISTEN RESIDENCE**  
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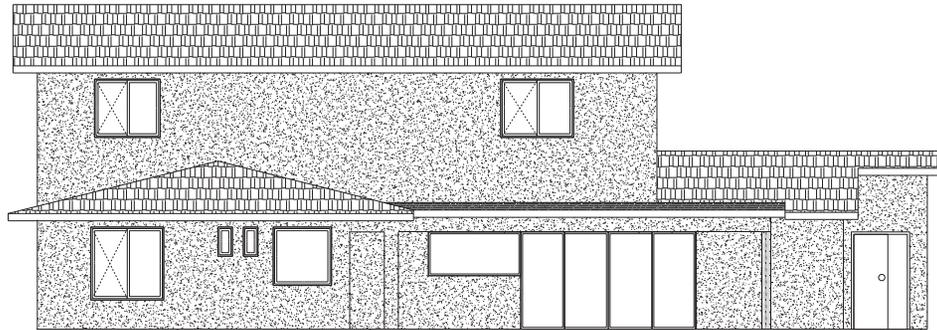
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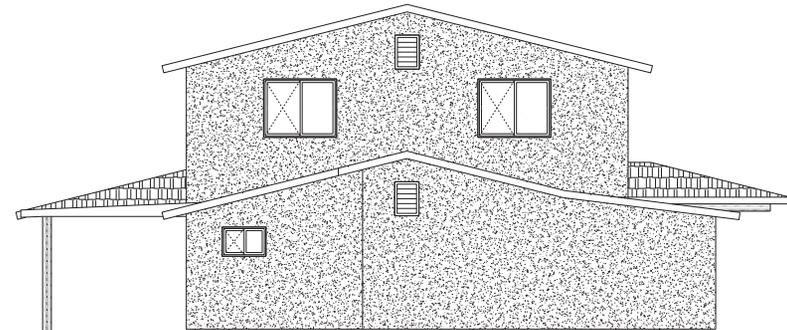
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

**ELEVATION GENERAL NOTES**

- A. ONE(1) COAT STUCCO SYSTEM (ESR-2323) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:
  - 1) FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
  - 2) ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM, ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- C. PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. REFER TO TYPICAL DETAIL OF WINDOW FLASHING
- D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS AND DOORS FRAME SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.REFER TO TYPICAL DETAIL OF WINDOW FLASHING.
- E. PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE.
- F. MECHANICAL EQUIPMENT TO BE SCREENED BY WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.
- G. SHINGLE ROOF SYSTEM PER ICC. ESR. 1389
- H. HOT MOP ASPHALT PER ICC. ESR 3123
- I. FOAM ROOF SYSTEM PER ICC ESR 2298

**LEGEND**

-  CONCRETE FLAT TILE ROOF SYSTEM PER ES-1900
-  SHIPLAP SIDING SYSTEM ESR-1301
-  BRICK VENEER PER ESR-2598 (SOLSTICE STONE)
-  EXPOSED TIMBER WOOD
-  "BARN-BLOCK-LOOK" CEMENT TILE PER ESR-1233
-  STUCCO SYSTEM ESR 2323
-  SHINGLE ROOF SYSTEM ESR 1389



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