



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 7/27/2021
Agenda Item: 10**

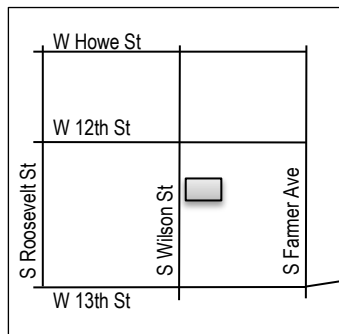
ACTION: Request a Use Permit Standard to allow a 20% reduction of the required front yard setback from 20 feet to 16 feet for the **SCOMA RESIDENCE**, located at 1213 South Wilson Street.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: The SCOMA RESIDENCE (PL210186) is requesting a Use Permit Standard to allow for a reduction of the required front yard setback from 20 feet to 16 feet within the R-2 zoning district. The request will allow the remodel of the existing residence within the primary building on the property, including the addition of a new bedroom and bathroom. The request includes the following:

ZUP210055 Use Permit Standard to reduce the required front yard setback 20% from 20' to 16'.



Property Owner/Applicant	Troy Scoma
Zoning District	R-2 (Multi-Family Residential)
Site Area	9,500 s.f.
Building Area	3,473 s.f. total (2,588 s.f. primary building, 885 detached structure)
Lot Coverage	37% (45% max.)
Building Height	18'-11" primary building, 23'-10" detached structure (30' max.)
Building Setbacks (primary building)	16' front, 10' north side, 7' south side, 101'-7" rear (20', 10', 10', 15' min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Shelly Seyler, Interim Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The property contains two existing buildings. The first is the two-story primary residence on the west side of the lot, constructed in 1971. The second is a two-story building on the east side of the lot that contains a garage on the first floor and a dwelling unit on the second floor, constructed in approximately 2007. The applicant is proposing to remodel the primary residence, which includes a 325 square-foot addition to the front (west side) of the house for a new bedroom and bathroom.

PUBLIC INPUT

Staff has not received public input as of the completion of this staff report.

USE PERMIT STANDARD

The proposed design requires a Use Permit Standard to reduce the front yard setback by 20%, from 20 feet to 16 feet, within the R-2 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the reduced front building setback is not expected increase vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; expansion of the building footprint is not expected to cause a nuisance.
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 addition should not contribute to the deterioration of the neighborhood or downgrading of property values. Reinvestment in residential properties is encouraged under the Neighborhood Preservation/Revitalization and Housing goals of the General Plan.
4. *Compatibility with existing surrounding structures and uses*; the residential use on the property will remain. The design of the building addition relocates the front door, which currently faces the street, to the side (north) elevation. The front doors of residential units are typically encouraged to face local streets. However, along Wilson Street, there is a mix of front door orientations, with some facing the street and some facing side property lines, making the proposed design compatible with several of the surrounding structures. The overall design of the addition is compatible with the existing house.
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 building addition is not anticipated to lead to disruptive behavior.

REASONS FOR APPROVAL:

Based on the information provided by the applicant and the above analysis, staff supports approval of the requested Use Permit Standard. This request meets the approval criteria.

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:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit Standard 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 Standard 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:

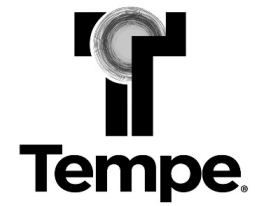
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Specific requirements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

March 2, 2004	Hearing Officer approved a use permit to allow a second story addition, including a second story deck on the east elevation, for the RISOLI RESIDENCE (BA040020), located at 1213 S. Wilson Street.
December 22, 2004	Board of Adjustment approved two variances to reduce the north and south side yard setbacks for a home addition (detached two-car garage and dwelling unit) and from 10' to 7' for the SCOMA RESIDENCE (BA040244), located at 1213 S. Wilson Street.
June 22, 2005	Development Services Department Design Review Board staff approved a request for a freestanding two-story building containing an apartment and storage over storage and garage for SCOMA RESIDENCE (DRB05024), located at 1213 S. Wilson Street.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 4-201A Use Permit Standard
Section 4-202 Development Standards for Residential Districts



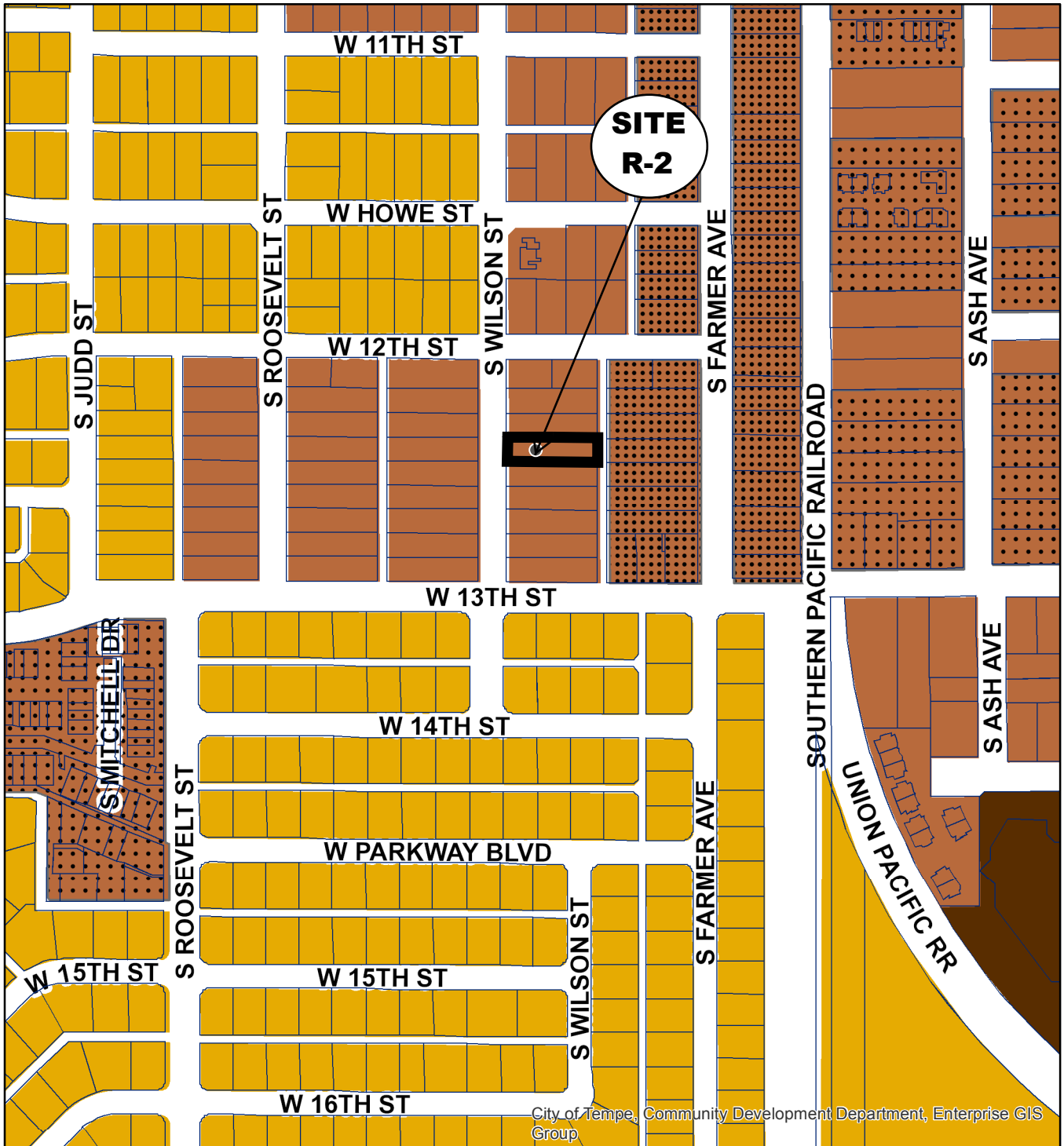
DEVELOPMENT PROJECT FILE
for
SCOMA RESIDENCE
(PL210186)

ATTACHMENTS:

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

Scoma Residence

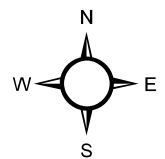
PL210186



City of Tempe, Community Development Department, Enterprise GIS Group

- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Restricted (R-3R)

- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)





Tempe

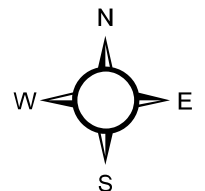
PL210186

Scoma Residence



City of Tempe, Enterprise GIS and Data Analytics Group

Aerial Map



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Cactus Sports, Inc.
514 South Mill Avenue, Suite 101
Tempe, AZ 85281
480-894-1278 ph 480-970-8002 fax
cactussports1@gmail.com

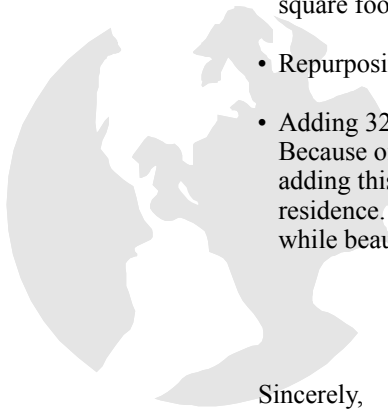
Scoma Residence PL210186

06/18/21

To Whom It May Concern:

This is my letter of explanation for my use permit application PL210186 for the property located at 1213 S. Wilson Street, Tempe, AZ 85281. We are applying for a permit standard & reconfiguring a few rooms inside the primary house by doing the following:

- Use existing wet bar & guest bath square footage to enlarge laundry room
- Adding 1/2 bath in hallway
- Increase size of master bathroom & master closet by reconfiguring locations and repurposing square footage from existing guest bath/bedroom
- Repurposing guest bedroom square footage to enlarge adjacent bedroom
- Adding 325 SF to the front of the house to add a dueling master bedroom & bathroom. Because of this addition, we are requesting to reduce our front setback from 20 to 16 feet. By adding this extra square footage we will not be drastically changing the footprint of our residence. We still plan to maintain our front driveway and retain two off street parking spaces while beautifying our property and its value to the neighborhood.



Sincerely,

Troy L. Scoma
1213 S. Wilson Street
Tempe, AZ 85281

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WWW.CACTUSSPORTS.COM

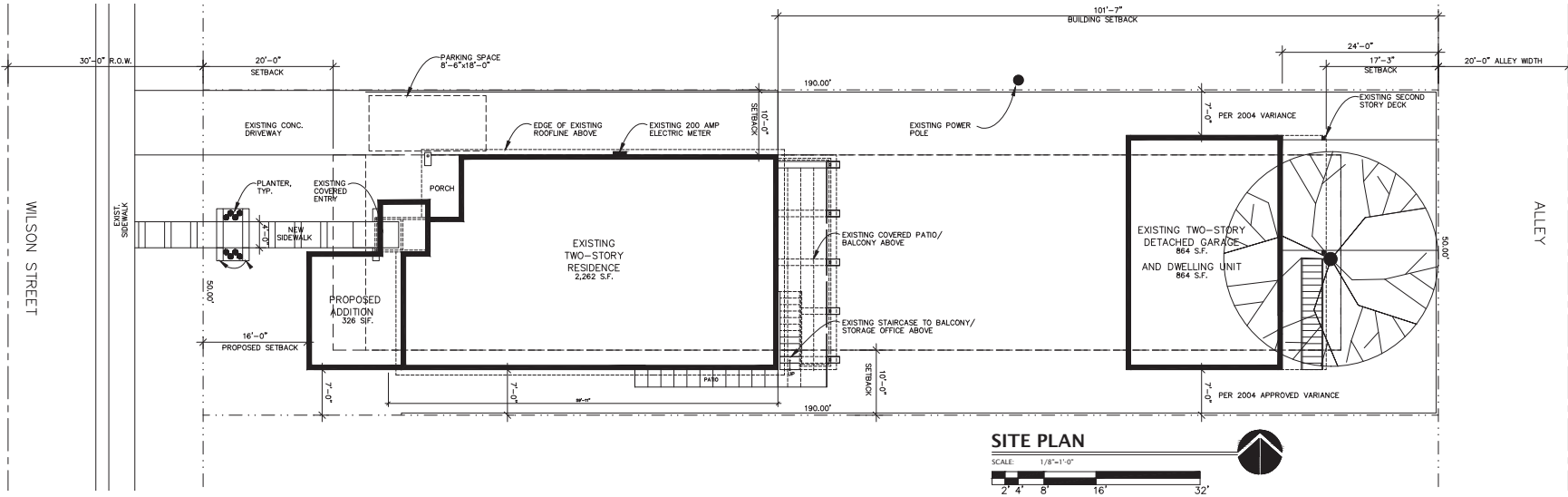
Scoma Residence

SCOPE OF WORK

ADDITION OF BEDROOM, RECONFIGURATION OF EXISTING BEDROOMS, BATHROOM, AND MASTER BEDROOM & ENSUITE.

blanco
design
studio
1000 GARDEN AVENUE
SUITE 100
TEMPE, ARIZONA 85281
TEL: 602.684.7896

1213 S. Wilson Street, Tempe, Arizona 85281



Revisions:

SITE PLAN

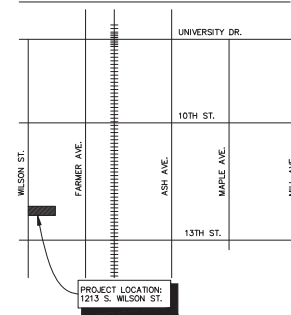
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SHEET INDEX

- A1.0 SITE PLAN
- A2.0 FLOOR PLAN
- A3.0 ELEVATIONS

VICINITY MAP



PROJECT DATA

Owner: TROY SCOMA
1213 S. WILSON ST.
TEMPE, ARIZONA 85281
480.239.0746
Project Address: 1213 S. WILSON ST.
TEMPE, ARIZONA 85281
Designer: BLANCO DESIGN STUDIO
P.O. BOX 26999
TEMPE, ARIZONA 85285
CONTACT: DAVID BLANCO
TEL: 602.684.7896

Parcel Number: 124-70-37
Zoning: R-2
Lot Area: 9,500 S.F. (.2 ACRE)
Building s.f.: EXIST. HOUSE: 2,262 S.F.
DETACHED GARAGE & DWELLING UNIT: 865 S.F.
NEW ADDITION: 326 S.F.
TOTAL: 3,473 S.F.

Coverage: ALLOWED: 40% PROVIDED: 36.6%
3,473 S.F./9,500 S.F.
Setbacks: ALLOWED: EXISTING:
FRONT: 20'-0" 16'-0"
SIDE (NORTH): 10'-0" 10'-0"
SIDE (SOUTH): 10'-0" 7'-0" (existing)
REAR: 15'-0" 17'-3"

Max Bldg. Height: ALLOWED: 30'-0" PROPOSED: 18'-7"
(Main House)
Max Bldg. Height: ALLOWED: 30'-0" PROPOSED: 23'-10"
(GARAGE/D.U.)

Parking: One 4-bedroom unit + one 1-bedroom accessory dwelling = 2 spaces
Total required: 2 Total provided: 3

Scoma Residence
1213 S. Wilson Street
Tempe, Arizona 85281

A1.0

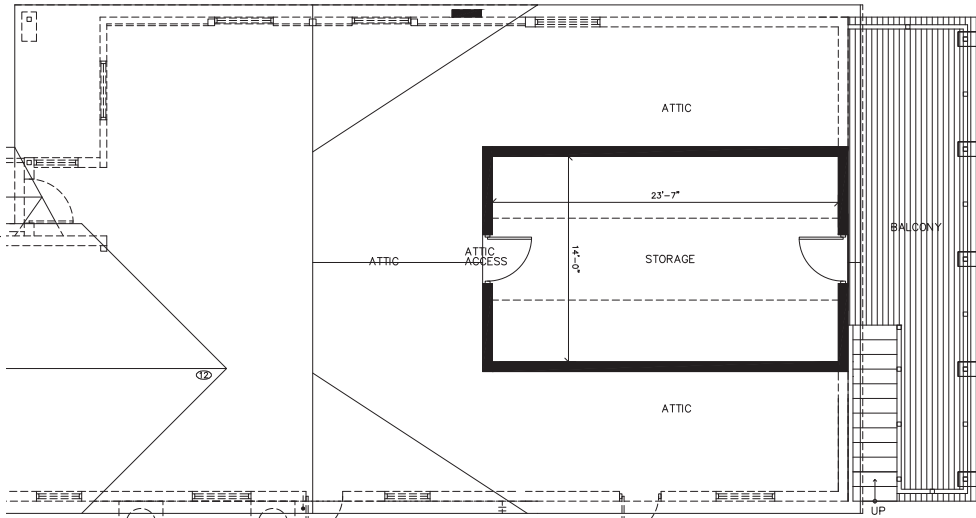
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Date: 7-3-21
Project No: 2021.01
Drawing: SITE

DEMOLITION GENERAL NOTES

1. ALL EQUIPMENT (IE: DOORS, FIXTURES, CABINETS, ETC.) TO BE SALVAGED PER OWNER'S DISCRETION.
2. ALL DOORS/WINDOWS/WALLS ARE EXISTING TO REMAIN, UNLESS NOTES OTHERWISE.
3. ALL WORK SHALL COMPLY W/ ALL APPLICABLE CODES & ORDINANCES. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN & BE MET.
4. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC & ADJACENT PROPERTIES FROM DAMAGE DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL PAY ALL FEES FOR PERMITS, ETC. NECESSARY FOR PROPER COMPLETION OF WORK.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO OWNER AND GUARANTEED FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
8. CONTRACTOR SHALL KEEP PREMISES FREE FROM ACCUMULATION OF RUBBISH AND SHALL LEAVE THE WORK "BROOM CLEAN."
9. VERIFY LOCATION OF ALL EXISTING UTILITY LINES PRIOR TO SAW CUTTING AND TRENCHING. CALL BLUE STAKE 602.263.1100.
10. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE.

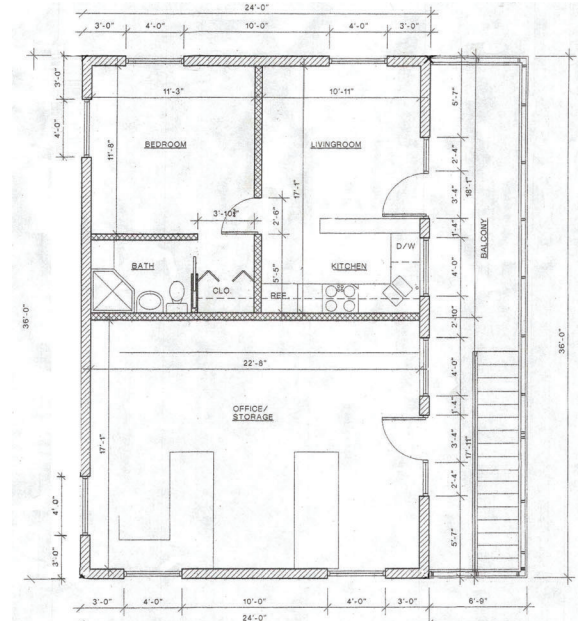
KEY NOTES

1. REMOVE EXISTING WALLS.
2. REMOVE EXIST. DOOR/WINDOW.
3. REMOVE EXISTING MET BAR.
4. REMOVE EXIST. PLUMB. FIXTURES.
5. REMOVE STACK WASHER/DRYER.
6. PROVIDE NEW DUAL PANE WINDOW.
7. PROVIDE NEW 3'-0" x 6'-8" WOOD & TEMPERED GLASS DOOR. (TO BE SELECTED BY OWNER)
8. PROVIDE NEW 2'-6"x6'-8" SOLID CORE WOOD DOOR. (TO BE SELECTED BY OWNER)
9. PROVIDE NEW 2'-4"x6'-8" DOOR.
10. PROVIDE NEW SLIDING "BARN" DOOR.
11. PROVIDE NEW POCKET DOOR.
12. PROVIDE HANGING SLIDING CLOSET DOOR SYSTEM.
13. PROVIDE NEW SHELING.
14. INFILL EXIST. OPENING WITH 2x WOOD STUDS @ 16" O.C.
15. FURF OUT EXIST. WINDOW OPENING TO MATCH INT. WALL FINISH.
16. PROVIDE NEW PLUMBING FIXTURES.
17. OVERHANG ABOVE, TYP.
18. PROVIDE CERAMIC TILE OVER DURAROCK TO A MIN. OF 70" AT BATHTUB.
19. PROVIDE SHOWER CURTAIN & ROD.
20. NEW 60" SLIDING GLASS DOOR.



SECOND FLOOR PLAN

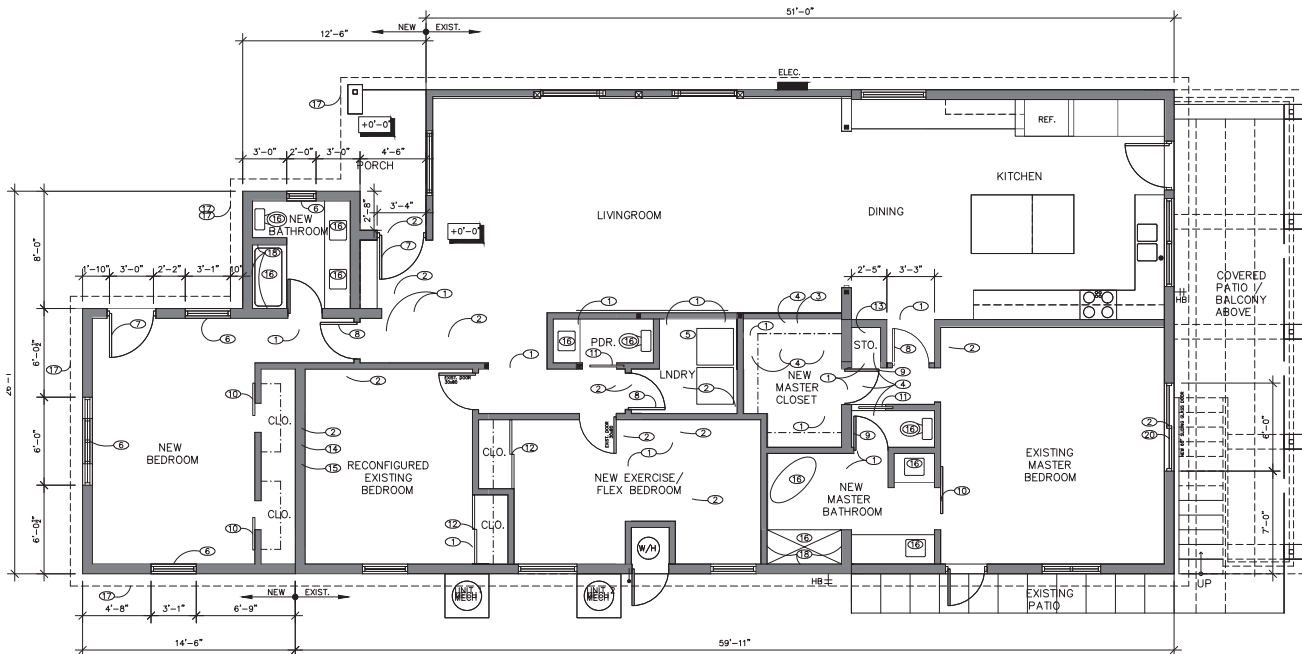
SCALE:



SECOND FLOOR PLAN

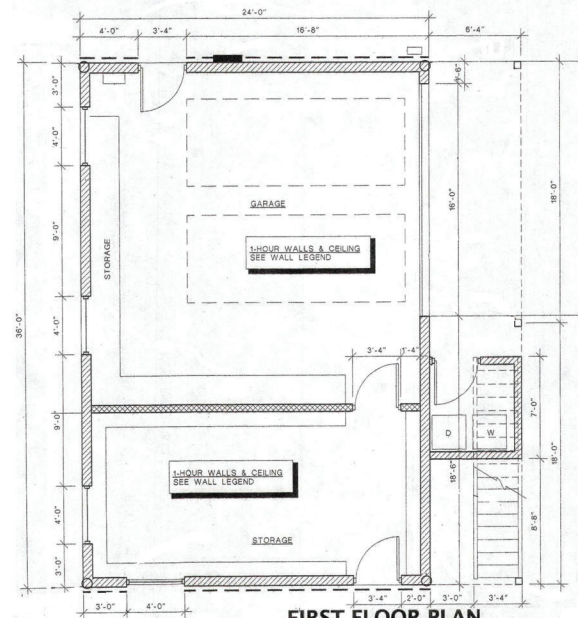
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Revisions:



FIRST FLOOR PLAN

SCALE:



FIRST FLOOR PLAN

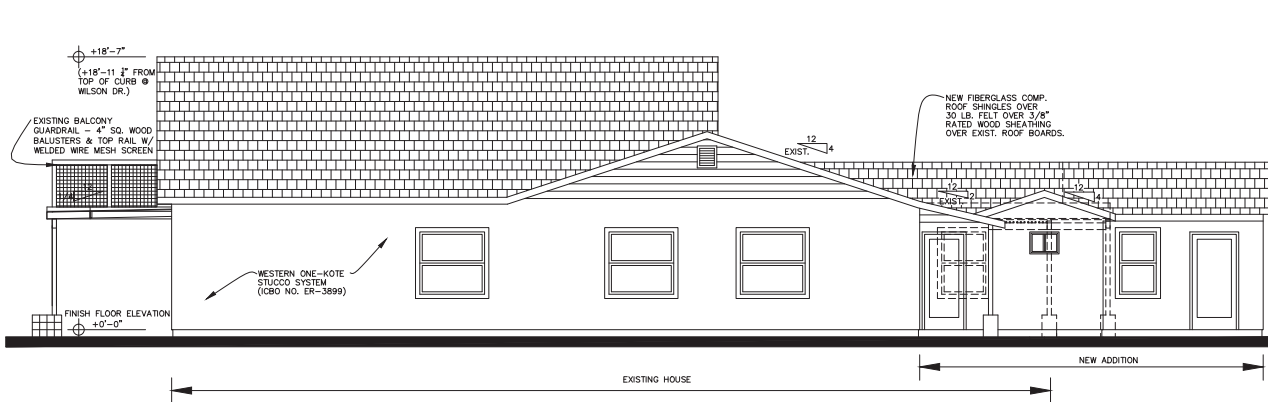
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Scoma Residence
1213 S. Wilson Street
Tempe, Arizona 85281

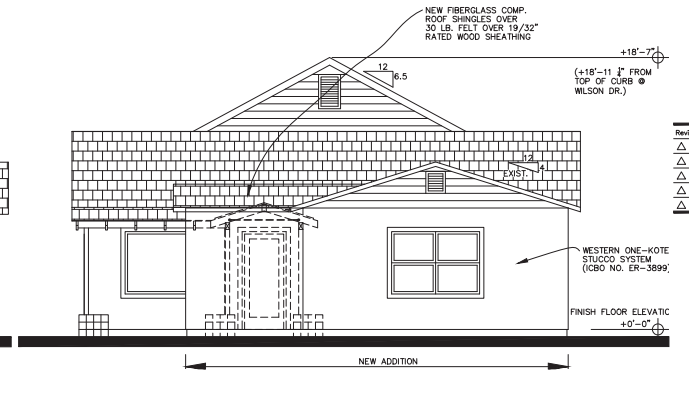
A2.0

Scale:	Date:
AS NOTED	7-3-21
Project No.:	Drawing:
2021.01	DEMO/FLR



NORTH ELEVATION

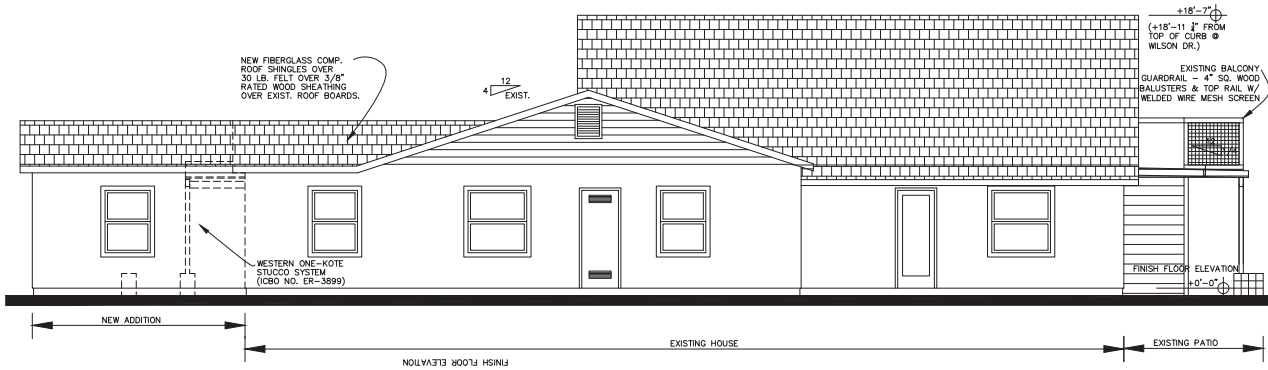
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WEST ELEVATION (STREET)

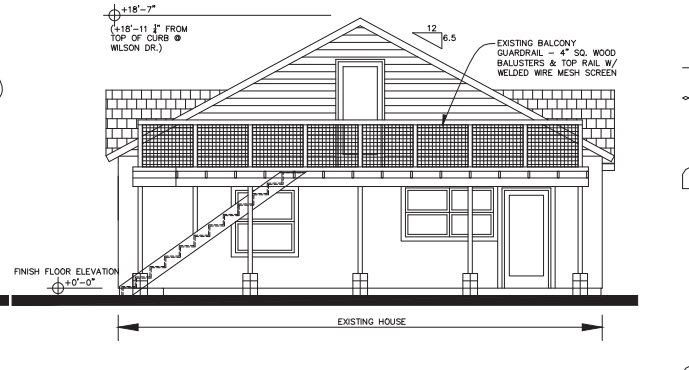
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Revisions:



SOUTH ELEVATION

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



EAST ELEVATION

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

Scoma Residence
 1213 S. Wilson Street
 Tempe, Arizona 85281

A3.0

Scale:	Date:
AS NOTED	7-3-21
Project No.:	Drawing:
2021.01	ELEV.