



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 8/10/2021
Agenda Item: 4**

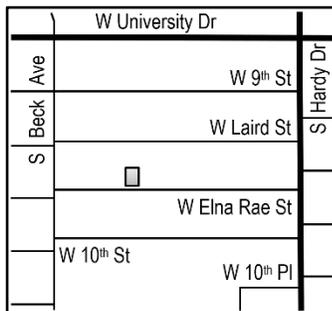
ACTION: Request a Use Permit to allow required parking within the required front yard building setback for THE YOUNG RESIDENCE, located at 1122 West Elna Rae. The applicant is R3 Building Services, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: THE YOUNG RESIDENCE (PL210208) is located on Lot 103 of the Western Village 2 subdivision in the R1-6, Single-Family Residential District. The applicant is requesting a Use Permit to locate required parking within the required front building setback due to the proposed carport conversion to a bedroom. The request includes the following:

ZUP210057 Use Permit to allow required parking within the required front yard building setback.



Property Owner	Ryan Young
Applicant	Matthew Marmas, R3 Building Services, LLC
Zoning District	R1-6
Site Area	6,582 s.f.
Building Area	1,437 s.f.
Lot Coverage	22% (45% max. required)
Building Setbacks	28' front, 8' west side, 6' east side, 25' rear (20, 5', 5', 15' min. required)
Vehicle Parking	1 space (1 min. required)

ATTACHMENTS: Development Project File

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

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

COMMENTS

At the time of construction in the year 1959, the required parking for a single-family residence was one (1) parking space. The carport conversion will add approximately 220 square-feet of living space.

PUBLIC INPUT

Staff has not received any public comments as of the publishing date of this staff summary report.

USE PERMIT

The proposed carport conversion to livable space requires a Use Permit to allow required parking within the required front yard setback in the R1-6 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the shifting of the required parking from the carport to the driveway is not expected to increase vehicular or pedestrian traffic. The carport conversion is intended solely 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*; the shifting of the required parking from the carport to the driveway is not expected to generate any emissions that would otherwise create 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*; parking on the driveway is not expected to downgrade property values. Nevertheless, the carport conversion is expected to increase the property value and benefit the neighborhood.
4. *Compatibility with existing surrounding structures and uses*; several homes in the neighborhood have converted carports into living space and shifted the required parking to the driveway.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; parking on the driveway 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. 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.
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 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:

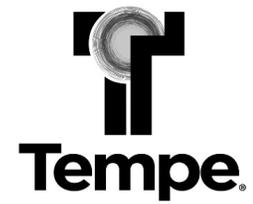
None pertinent to this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-102, Permitted Uses in Residential Districts](#)

[Section 4-202, Development Standards for Residential Districts](#)

[Section 6-308, Use Permit](#)



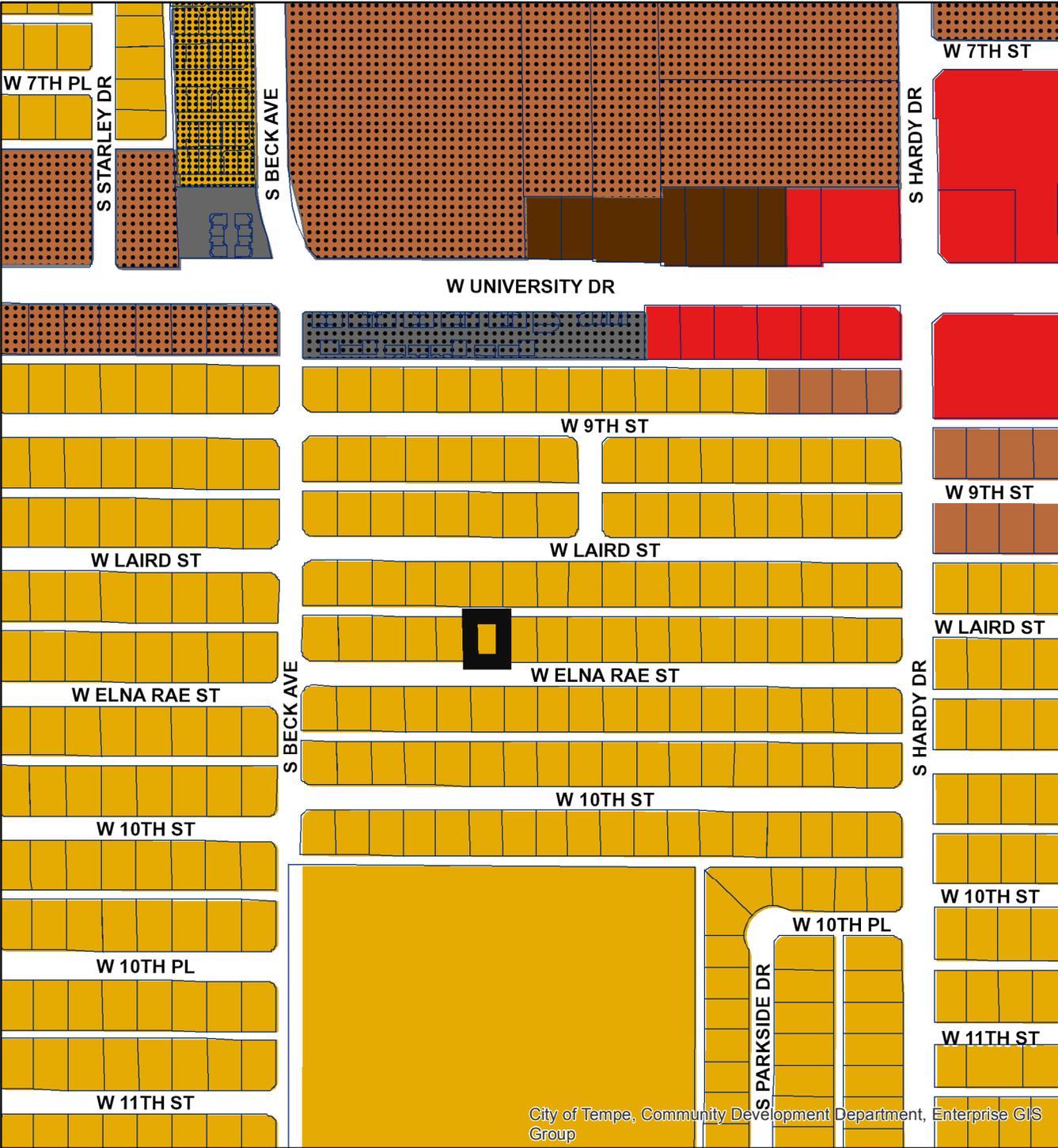
DEVELOPMENT PROJECT FILE
for
THE YOUNG RESIDENCE
(PL210208)

ATTACHMENTS:

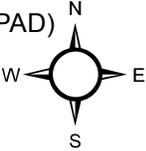
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
- 5-6. Floor Plan
7. Elevations
8. Site Context Photo

YOUNG RESIDENCE

PL210208

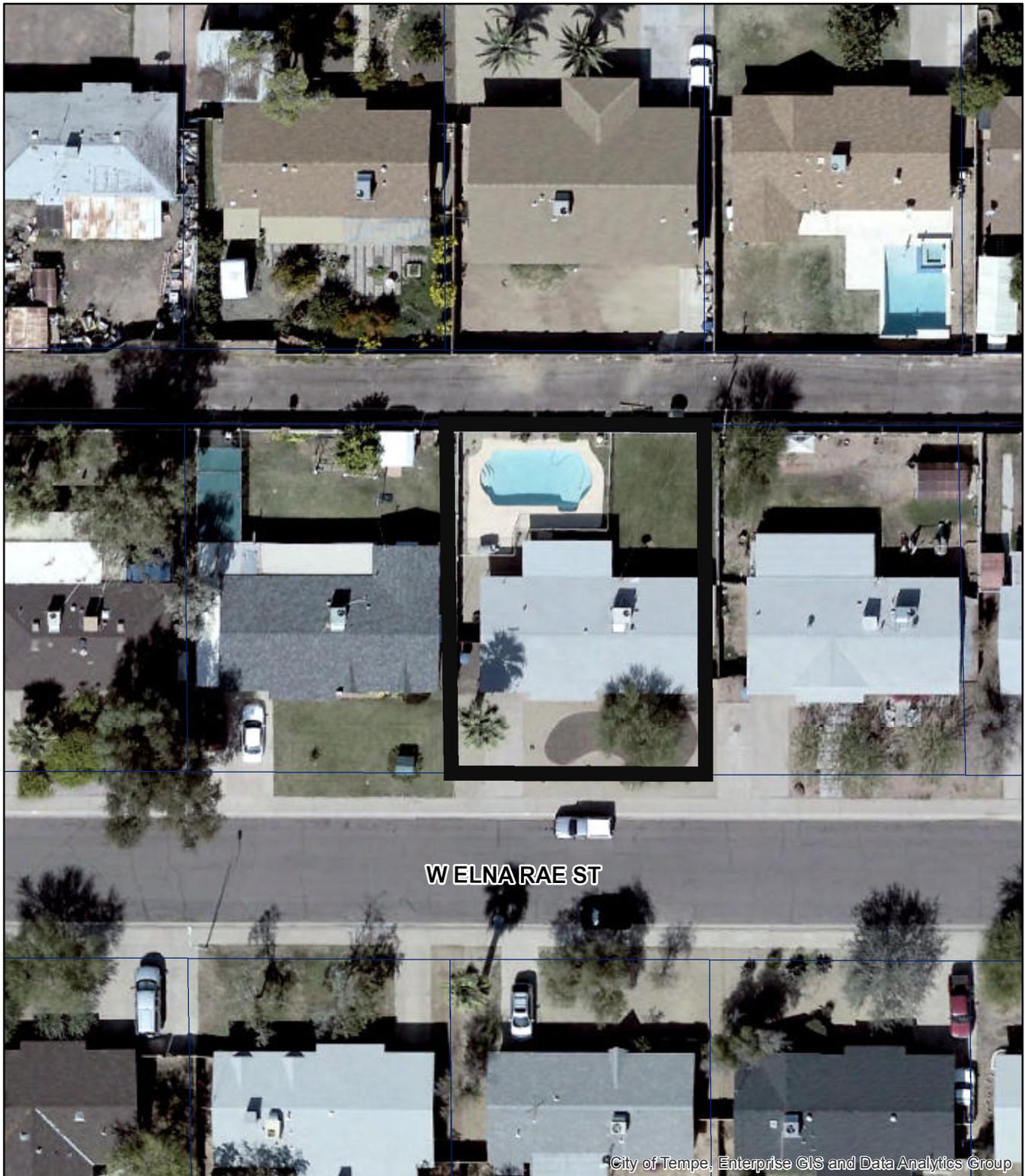


City of Tempe, Community Development Department, Enterprise GIS Group

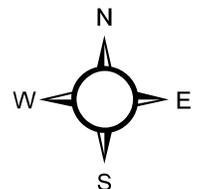
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|--|---|---|
|  Mixed Use Med (MU-2) |  Single-Family Residential Planned Area Dev (R1-PAD) |  |
|  Mixed Use High (MU-4) |  Multi-Family Residential (R-2) | |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) | |
|  Single-Family Residential (R1-6) |  Multi-Family Residential General (R-4) | |

YOUNG RESIDENCE

PL210208



Aerial Map





R3 Building

SERVICES

R3 Building Services

1342 N Pasadena

Mesa, AZ 85201

www.r3buildingaz.com

ROC #170826 ROC #287397

To whom it may concern,

The purpose of this letter is to inform the City of Tempe that we are requesting approval to allow required parking within front yard setback. The property is located at 1122 W. Elna Rae Tempe, AZ 85281. The homeowners/property management co. have asked us to convert their carport into livable space. After the initial plan submittal, we were given 2 options: to pave the entire alley way to the back of the property & show parking in the rear or to obtain a use permit to allow required parking in front set back. The use permit option is the direction we want to move forward with as paving the alley way to park in the rear is not ideal and much more expensive. Additionally, there are other homes in the same neighborhood that have converted their carport into livable space. With concern to this request not being detrimental to any adjacent properties or to the neighborhood, here are the answers to The City of Tempe's questions on page 6 of the application:

- a. Any significant vehicular or pedestrian traffic in adjacent areas; No, there is not significant vehicular or pedestrian traffic in adjacent areas as there is only open yard space on each side.
- 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, there will not be a nuisance of any kind as the concrete driveway is already existing. As far as the conversion itself is concerned, only standard construction processes will take place until project is finished.
- 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 of the city's adopted plans for General Plan; No, this will only improve the value of the home as we would be adding additional living space. Additionally, there are other homes in this same neighborhood that have converted their carport to living space.
- d. Compatibility with existing surrounding structures and uses; Yes, will be compatible, as stated in above answer, there are other homes in this same neighborhood that have converted their carport into additional living space.
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public; Will not create any disruptive behavior as we are simply adding extra living space to the home. Only normal construction processes will take place until the project is completed.

Thank you for your consideration in approving this request for PL210208.

Sincerely, -R3 Building Services

Date:

Project:

1122 W. ELNARAE
TEMPE, AZ 85281

3/32" SCALE

72'

CODE DATA

JURISDICTION: CITY OF TEMPE, AZ
MARICOPA COUNTY

2018 INTL. BUILDING CODE (IBC)

2018 INTL. RESIDENTIAL CODE (IRC)

2018 INTL PLUMBING CODE (IPC)

2018 INTL FUEL & GAS CODE (IFGC)

2018 INTL MECHANICAL CODE (IMC)

2018 INTL ENERGY CONSERVATION CODE (IECC)

2018 INTL EXISTING BUILDING CODE (IEBC)

2018 INTL. PROPERTY MAINTENANCE
CODE (IPMC)

12' 2017 NAT. ELECTRICAL CODE (NEC)

2018 INTL. FIRE CODE (IFC)

POOL

25'

PATIO

LAUNDRY

8'

(E)
CARPORT

PROPOSED
BEDROOM ADDITION

6'

100'

58'

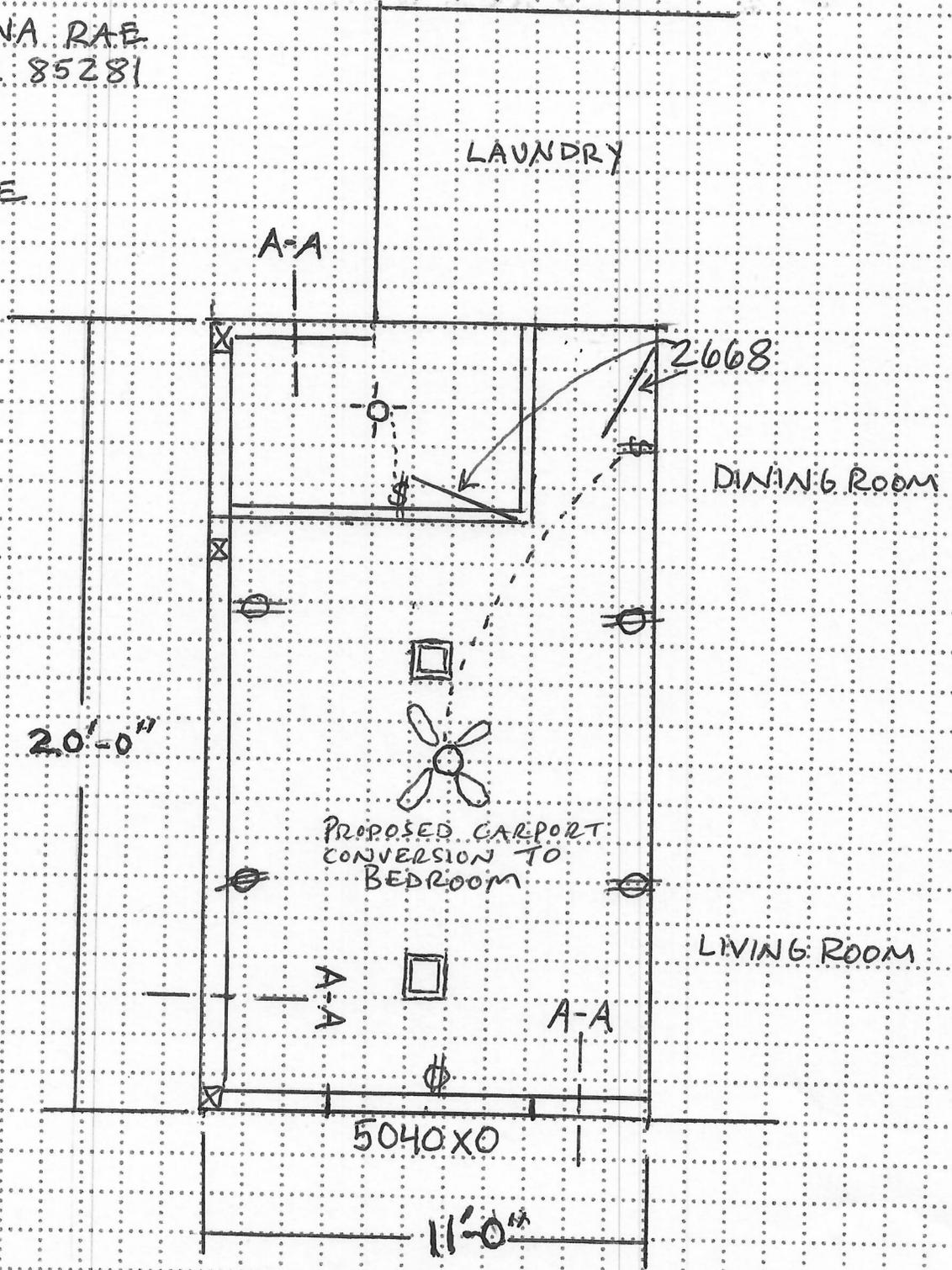
DRIVE
WAY
PARKING

28'



1122 W. ELNA RAE
TEMPE, AZ 85281

220 #
1/4" SCALE



Date:

Project:

1/10" = 1'

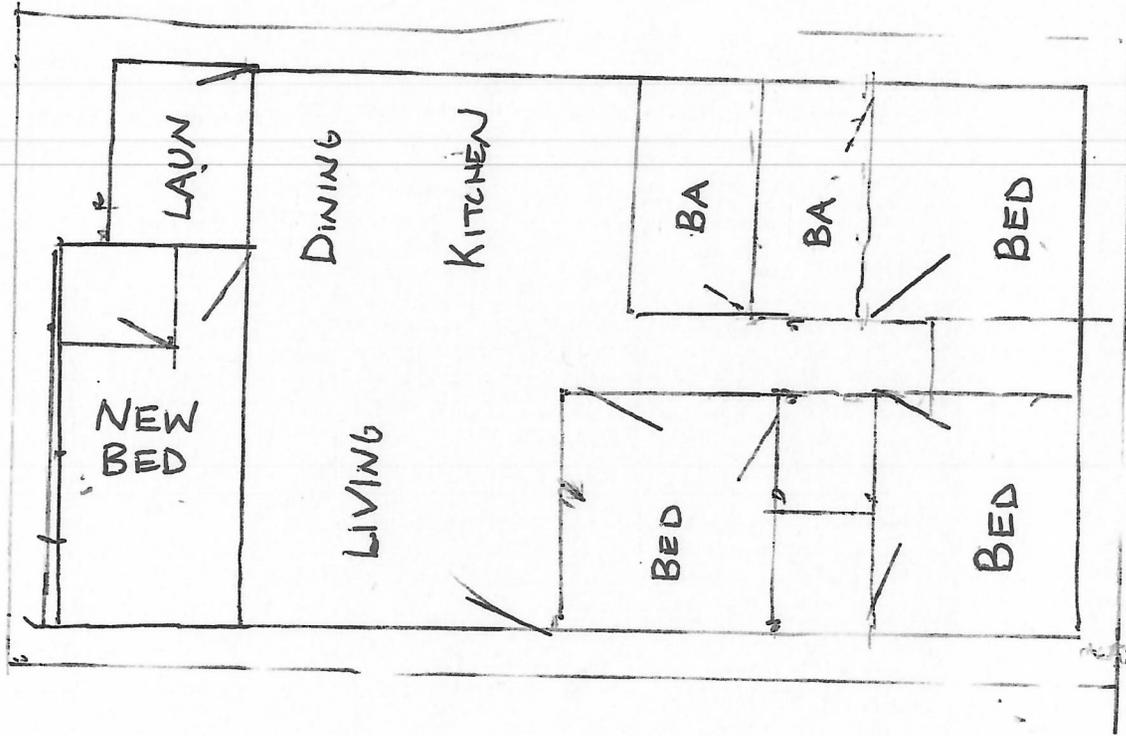
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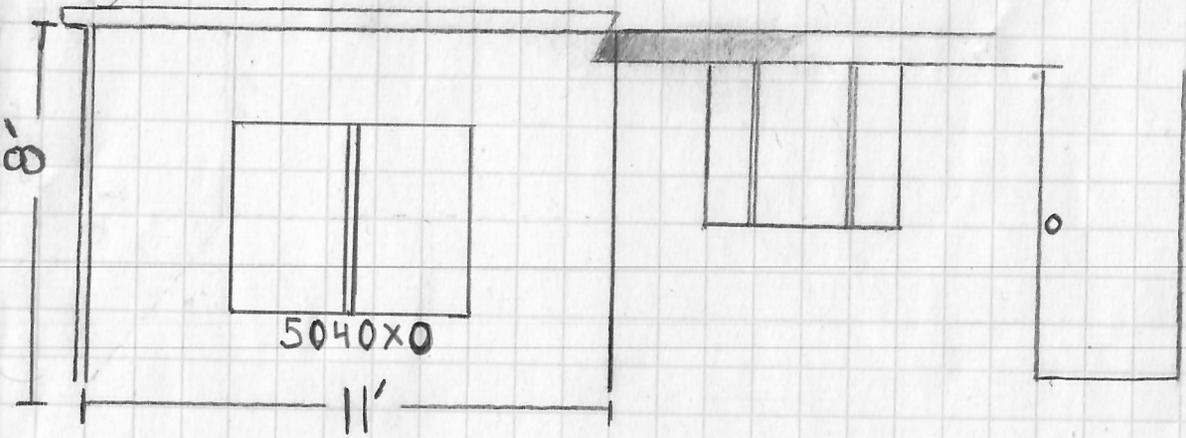
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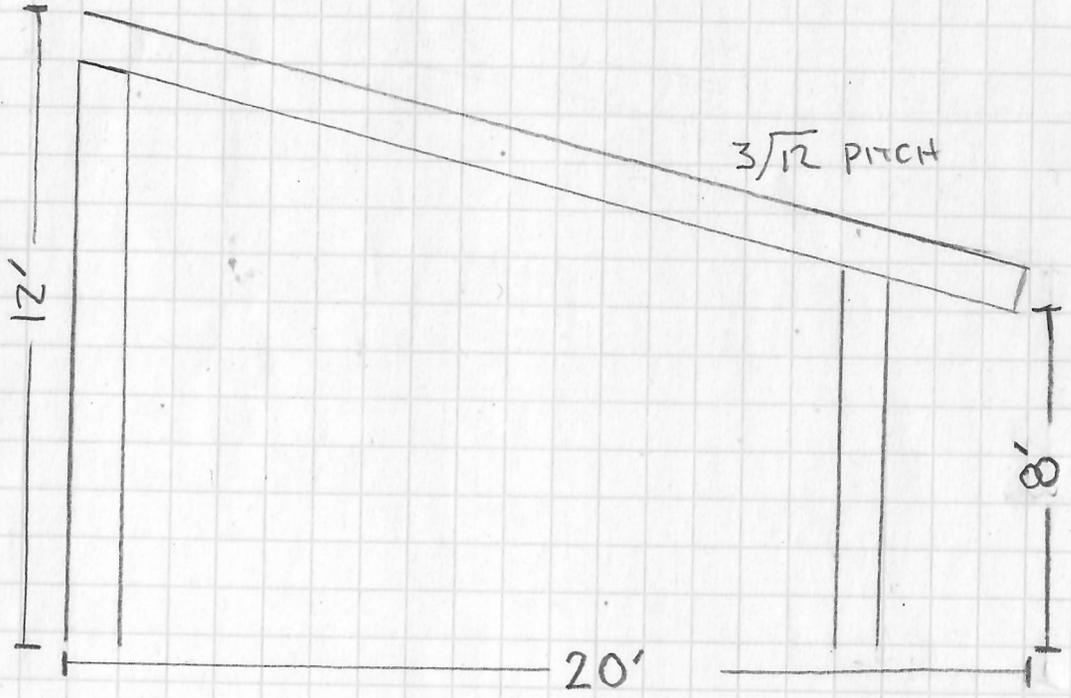
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1/4" SCALE 1122 W. ELNARAE ST.
TEMPE, AZ 85281



FRONT CARPORT ELEVATION (SOUTH)

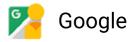


SIDE CARPORT ELEVATION (WEST)
SOLID STUCCO W/ 1" LATH OVER 1/2" OSB



Image capture: Mar 2020 © 2021 Google

Tempe, Arizona



Street View

