



Legislation Text

File #: 18-320, **Version:** 1

To: Hillside Building Committee

From: Hugo Vasquez; Hillside Development Administrator

Date: September 12th, 2018

Subject: Combined Review for an attached garage addition, room expansion, and interior remodel at 7002 North 40th Street (APN 169-13-044).

Narrative: The proposed project will add an attached one-car garage north of the existing garage and will expand the exterior east walls of two (2) rooms, and will remodel the three (3) interior rooms. The project has an application date of July 6th, 2018 and will be reviewed under the current Hillside Development Regulations.

Background

The 0.997 acre property located at 7002 North 40th Street currently contains a 4,600 ft² residential home constructed in 1976.

Variance

A variance (Case #BA-11-1) for the property was acquired in March of 2011 and allows the garage addition to encroach into the front yard setback. The following stipulations apply:

1. The non-conforming portion of the house shall not be raised in height.
2. The garage addition shall not exceed a height of 10'-4" tall.
3. A landscape plan adjoining the garage addition area shall be submitted to the Hillside Committee for review.

New Garage Addition & Room Expansion

The proposed garage addition will be placed on a previously disturbed area and will be painted to match the existing paint on the exterior of the home. The parapet roof will match the existing garage in style and height. The proposed garage addition is 26'-0" L x 16'-0" W x 10'-4" H. The two eastern rooms near the garage where the existing covered patio is located will be expanded to the edge of the patio area.

Paint

The exterior body of the additions will be color matched to the existing home. The garage doors and trim will be repainted, and the roof will be painted. All colors will have an LRV of 38 or less.

Lighting

The existing light fixtures will be re-used and/or matching fixtures will be installed. Three (3) fixtures are proposed for the garage addition and are compliant with Hillside regulations. The light source will be fully shielded, the color temperature

will be 2700K, and will output a maximum of 460 lumens.

Landscaping

Existing landscape to remain in place and a damaged honeysuckle replacement is proposed.

Combined Plan Review

Should the Hillside Committee wish to approve this application, staff suggests the following stipulations:

1. The Applicant shall submit a Construction Staging Plan to the Town per the Hillside Safety Improvement Measures and Process Manual for review and approval prior to being issued a building permit.
2. The Applicant shall submit a liability insurance policy for the proposed project in the amount of \$2 million per occurrence and \$5 million aggregate naming the Town of Paradise Valley as an additional insured prior to being issued a building permit.
3. All construction parking shall be located on the property as much as possible. Any offsite parking shall be confined to the adjacent streets along the immediate property frontage. No construction materials will be allowed to be stored on the Town's right-of-way.
6. No final approval or certificate of occupancy shall be issued until all Hillside stipulations and all Town Code requirements are complied with, including, but not limited to, landscaping, fire flow, fire safety and all onsite and offsite improvements;
7. The limits of construction and proposed disturbed areas shall be clearly staked in the field, with visible roping, prior to demolition and during construction and shall conform to the approved individual site analysis plan. Photos of the staking shall be provided prior to issuance of a demolition and/or building permit.
8. Noise from construction that can be heard off-site, including, but not limited to, hydraulic ram hammers, equipment used to cut through rock, machinery with audible back-up warning devices, powered machinery, truck delivery and idling, constant and persistent hammering, shall comply with Article 8-10, Nuisance Noise, as set forth in the Town Code. Heavy Equipment and construction-related deliveries are generally limited between the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday; no work on Saturday, Sunday or legal holidays. Exceptions include a one hour early start time in summer, time exceptions granted by the Town Manager, and construction not defined as Heavy Equipment or deliveries that can occur outside the 7:00 a.m. to 5:00 p.m., Monday through Friday, time frame.