

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2019
Agenda Item: 06**

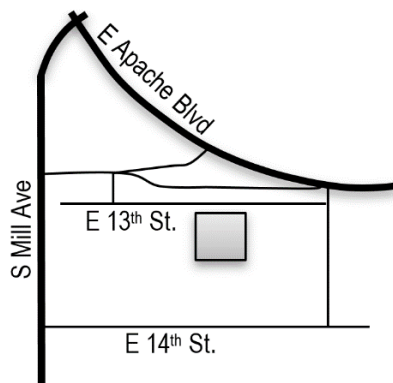
ACTION: Request approval to allow a second story for a single-family residence rebuild for the **13TH STREET RESIDENCE**, located at 25 East 13th Street. The applicant is Gammage & Burnham P.L.C.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: 13TH STREET RESIDENCE (PL190060) is proposed on Lots 4 and 5 of the University Park subdivision, located on the south side of East 13th Street adjacent to East Apache Boulevard in the R1-6, Single Family Residential District. The existing home is historically significant as it was designed by architect Kemper Goodwin and retains a high level of integrity. It is a contributing property within the National Register - listed University Park Historic District. While the property is likely individually eligible for listing in the National Register and Tempe Historic Property Register, it is not classified Historic Eligible or listed in the Tempe Historic Property Register and therefore, not subject to Historic Preservation Commission review. The project consists of a new two-story residence with an attached guest-quarters. The request includes the following:

ZUP190026 Use Permit to allow a second story for a single-family residence rebuild.



Property Owner	Annette Beus of the Annette Beus Trust
Applicant	Manjula Vaz, Gammage & Burnham
Zoning District	R1-6
Site Area	22,504 s.f. (.51 acres)
Total Bedrooms	4
Total Bathrooms	4.5
Building Area	9,826 s.f.
Lot Coverage	44% (45% max)
Building Setbacks	27'-0" front (building), 9'-2" (Approx.) west side, 6'-6" east side, 20"-0" rear (20'-0", 5'-0", 5'-0", 15'-0" min. required)
Building Height	30'-0"
Vehicle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Blake Schimke, Planning Technician
 Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

The ground floor of the residence includes a master bedroom with an ensuite bathroom and walk-in-closet, a formal dining room, an office, a study, a kitchen, storage areas, a powder room, and a central living area to which will serve the applicants as their primary living space. The second level, which is primarily located over the new proposed garage, will be used for guests and family of the applicants. It includes two bedrooms with bathrooms, a storage closet, and an attached guest quarter with a living space and bedroom including an ensuite bath. The property owners will sign a Covenant and Agreement with the City restricting the use of the guest quarters from being rented or leased. This covenant will be binding with the land and apply to all subsequent property owners.

As previously stated in the background information, while it is a contributing property to the National Register listed University Park Historic District, the property is not subject to Historic Preservation Commission review and approval of the demolition permit request.

PUBLIC INPUT

To date, staff has received two letters of support from a surrounding property owner and the President of Arizona State University.

Staff has also received four letters of concern, primarily surrounding the proposed demolition of the home.

USE PERMIT

The proposed design and use require a Use Permit to allow a rebuild of a single-story single-family residence with a second story 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 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 use is intended for a single-family use and 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 proposed second-story use and design will allow for added living space which is expected to add value to the property as well as other properties in the neighborhood. The impending demolition of the existing home, because of the new second story home, may be considered a loss of value to the University Park Historic District designation. There are already multiple homes in University Park that have been demolished or substantially modified that will impact the long-term status of the National Register list.
4. *Compatibility with existing surrounding structures and uses*; the proposed second-story rebuild will be compatible with many two-story single-family homes in the neighborhood. The current characteristic of the street consists of homes with different scale and unique architectural styles.
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 use is intended for a single-family 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 recommends 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.
3. Any intensification or expansion of use shall require a new Use Permit.

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.

- 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.
- Prior to issuance of a building permit, a real covenant shall be recorded with the land restricting the use of the guest quarters from being rented or leased. The City of Tempe shall be parties to such covenant and shall be binding to all subsequent owners.

ZONING AND DEVELOPMENT CODE REFERENCE:

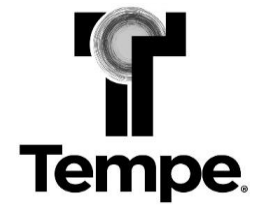
Section 3-102 Permitted Uses in Residential Districts

Section 3-411 Guest Quarters

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

Section 4-202 Development Standards for Residential Districts

Section 6-308 Use Permit



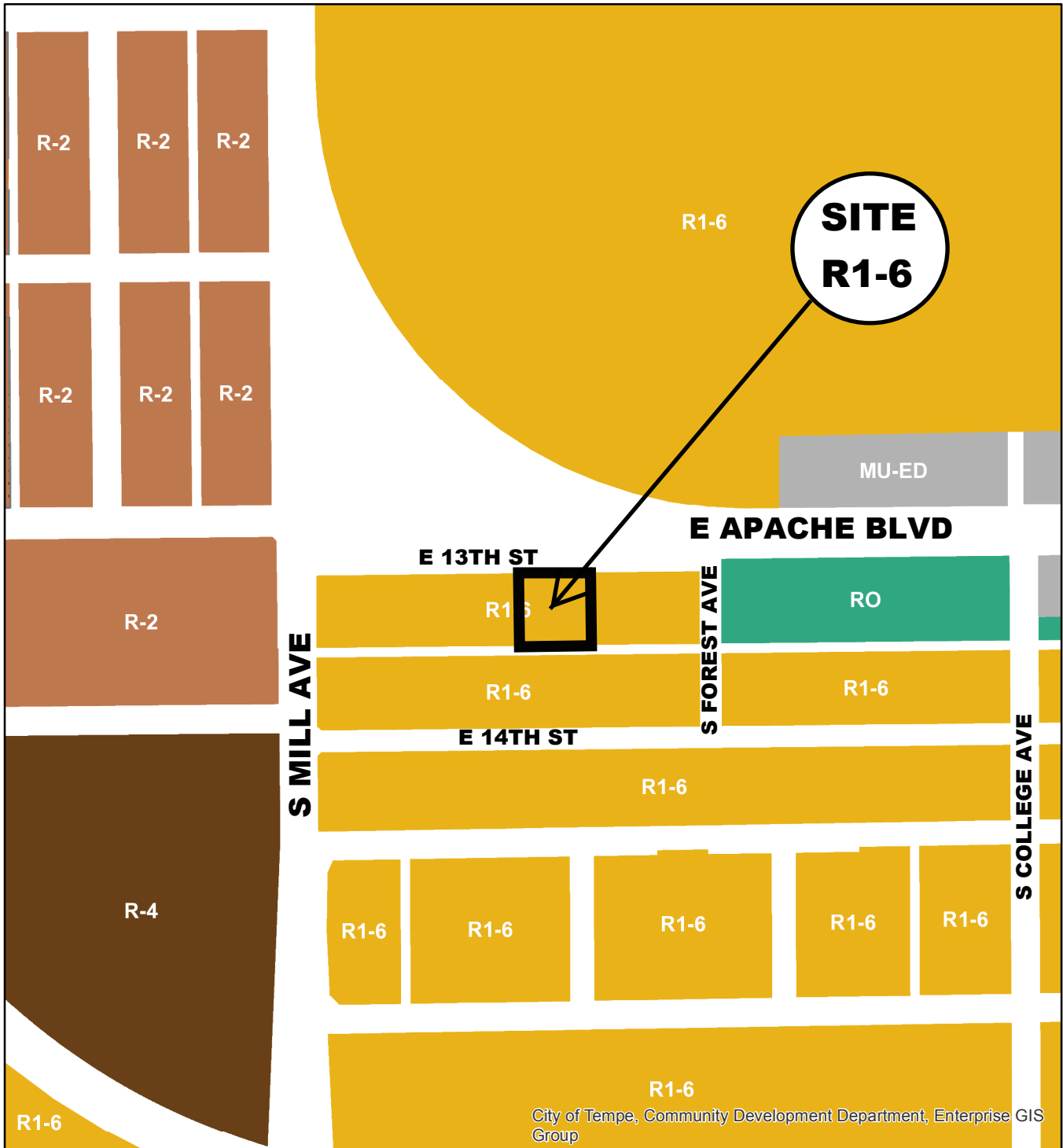
DEVELOPMENT PROJECT FILE
for
13TH STREET RESIDENCE
PL190060

ATTACHMENTS:

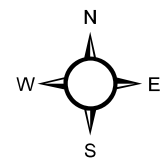
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
7. Site Context Photos
8. Public Input

13TH STREET RESIDENCE

PL 190060



- Mixed Use Educational (MU-ED)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Restricted (R-3R)
- Multi-Family Residential General (R-4)

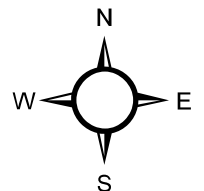


13TH STREET RESIDENCE

PL 190060



Aerial Map



**Property Located
at
25 E. 13th Street**

Applicant's Letter of Explanation for:

Use Permit Application

Prepared by:

GAMMAGE & BURNHAM

2 North Central Ave., 15th Floor | Phoenix, AZ 85004

Contact:

Gammage & Burnham PLC

Attn: Manjula M. Vaz

(602) 256-4461

mvaz@gblaw.com

Submittal Date: March 18, 2019

Applicant Background

This firm represents Annette Beus, Trustee of The Annette Beus Trust dated February 5, 2008 (the “Applicant”). The Applicant is the owner of the approximately 0.51 acre residential property located at 25 E. 13th Street, Tempe, approx. 300 feet west of the southeast corner of E. 13th Street and S. Forest Avenue, in Tempe (the “Property”). See **Exhibit A** for an aerial photograph of the Property and surrounding area.

The Property consists of two existing adjoining parcels (APNs 133-17-024 and 133-17-025), each parcel is zoned R1-6 (“R1-6”) which is a single-family residential zoning district under the Tempe Zoning and Development Code (“ZDC”). The minimum net square footage required by the R1-6 zoning district is 6,000 sq. ft. Currently there is a single-story residence on the Property. However, the Property is over ½ acre and the ZDC would permit two single-family residences on this Property.

Existing Property Deficiencies

The existing residence was constructed in 1957. The Property has not been updated or maintained. In its current state, the house is not habitable. The existing house has many of the deficiencies and safety hazards that are emblematic of homes of this age. Prior to the Applicant purchasing the Property, the seller had an inspection of the Property that included a geotechnical assessment.

The Property inspection report concluded that the Property was neglected and included a “Neglected Property Disclosure” notice on the report. The property inspection revealed numerous deficiencies, including, most notably, the following:

- Faulty grade on all sides of the home, causing negative drainage toward the home;
- Water damage and dry rot on the fascia and roof sheathing;
- Cracks in the foundation that extend down to the slab;
- Electrical panel is too small for the residence;
- The electrical sub-panel is located 3-feet from a kitchen sink;
- Multiple areas of exposed electrical wires;
- Heavy corrosion on the majority of the water piping;
- No combustion air vents exist in the HVAC closet;
- Dry rot at roof rafters and at sections of baseboard;
- Soil is not adequately compacted around the home;
- Majority of the walls and ceilings throughout the home have structural cracks caused by movement, heavy water staining and opened sections of walls; and
- Water shut-off valve connectors leak under the sink in both bathrooms.

In addition to the deficiencies within the residential structure, there is also an issue with the soil underneath the existing house. On March 6, 2019, the Applicant hired Van Engineering to prepare a geotechnical investigation report for the Property.

Van Engineering determined that, “. . .the potential for soil expansion in conjunction with the conventional applications is moderate to high (mitigated by convention slab support recommendations contained herein.” [Page 5]

In other words, after reviewing the Property, Van Engineering concluded that due to the current state of the soil and the potential for soil expansion, in its present state, the slab of the existing structure will continue to crack and break apart as shown in the enclosed photos. See **Exhibit B** for photographs of the home's existing failing conditions.

Additionally, inspectors have found that the home contains asbestos that needs to be removed and termites that have caused significant structural damage. Given the current state of the residence, the Applicant intends to tear down the existing structure and to construct a beautiful new two-story home on the Property. The construction of the new house will follow all of the site preparation recommendations outlined by Van Engineering to ensure the safety and stability of the foundation for the new house.

Overview of New Home Proposal

Pursuant to Section 3-420 of the ZDC, a Use Permit is required for any single-story, single-family residence to add, expand or rebuild for a second story. Therefore, in accordance with ZDC Section 3-420, the Applicant respectfully requests a Use Permit to build a two story single-family residence on the Property.

The R1-6 zoning district allows a maximum height of 30 feet by right. The majority of the proposed new house is less than 30 feet in height. There is a portion of the roof over the second story, which measures 30 feet; otherwise, the majority of the new house is less than the 30 feet in height permitted by right in the ZDC.

The new residential house will have approx. 9,286 sf of livable area. The 9,286 sq. ft. of livable area includes 5,210 sf for the main level and 2,287 sf for the upper level. The new home will also include approximately 952 sf of covered patio space and an approximately 3,560 sf garage, with ample parking for guests.

The main level of the home is designed as the Applicant's primary living space. The main level includes a master bedroom with an ensuite bathroom and sizeable walk-in closet; a formal dining room; an office; a study room; a kitchen; multiple storage areas; a central living room; and a powder room. The second story level, which spans over the garage, is specifically designed for family and guests to stay when they visit. In addition, the second story contains living space for future in-home health care, if in-home care is required in the coming years. Enclosed with this application are the proposed site plan, floor plans and elevations for the new home.

As demonstrated by the enclosed plans, the Applicant is making a significant investment to create a beautiful, new and livable residence that will greatly revitalize this Property. We believe this new home will be a welcome addition to the neighborhood. The new home will be a substantial upgrade from the Property's existing conditions, which currently consists of an old, neglected home and yard that are in a state of disrepair.

R1-6 Development Standards

The R1-6 Zoning District allows a maximum height of 30 feet. The proposed new house complies with the maximum height limits in the R1-6 zoning district. The proposed new house only reaches the maximum height limit at the roof pitch over the garage. The maximum height occurs in one point over the garage. The height of the rest of the new house is less than the

permitted maximum height of 30 feet. In some places, the new house is significantly less than 30 feet in height. This design is similar in design and character to many houses in the neighborhood to the south that have a second story over the garage.

The Applicant has taken care to design a house that fits within the surrounding context. Because the Property is a double lot, the Applicant could build two single-family homes at 30 feet in height within the standards of the underlying zoning district. Instead, the Applicant is requesting a Use Permit to build one (1) two-story house that does not maximize the development standards. The R1-6 zoning district allows a building to be built up to 5 feet from the side property line. Other houses on 13th Street have taken advantage of the maximum development standards. The R1-6 zoning district allows the Applicant to place the front building as close as 20 feet from the property line. By not developing to the full side setback standard of 5 feet and setting the front portion of the house within 33'-40' from the front property line, which is almost double the allowable setback, the Applicant is creating open space and a more inviting environment for both the adjoining neighbors and the community.

If the Use Permit is denied, the Applicant will develop a new one-story house that will, by necessity, maximize the R1-6 development standards. We believe a new two-story house with development standards that do not maximize the R1-6 development standards, and is consistent with the development pattern of the neighborhood, is a better option for the community.

Property Area and Context

As referenced above, the Property is located adjacent to two (2) other two-story, single-family homes on 13th Street. 13th Street is a unique street in that the houses face the Apache Curve and Gammage Auditorium. The houses on 13th Street do not face other single-family homes. In addition to Gammage Auditorium, the new streetcar line will soon be constructed north of this Property. There is no single-family home north of the Property that will be blocked or affected by this construction. Immediately behind the Property is a public alley, which the adjacent houses on 13th Street use to access their garages. The public alley adds additional distance between the Property and the property to the south. In addition, the property immediately south of the Property (32 E. 14th Street) has a two-story structure in their backyard.

The surrounding neighborhood is zoned R1-6 and consists of single-family homes that, in general, were constructed in the 1950s. Over the last 15-20 years, several homes in the adjacent single-family neighborhood have been rebuilt as two-story homes. There are two (2) two-story houses adjacent to this Property. Moreover, the westernmost house on of 13th Street (9 E. 13th Street) has a two-story structure in the backyard. Two-story height is not unusual on 13th Street nor is it unusual in the neighborhood to the south.

For your review, we have included several photographs of two-story houses in the neighborhood. This is not a comprehensive list of the two-story houses in the neighborhood; rather, it is a good example of the number of two-story houses that exist in the neighborhood. Some of the two-story houses in the neighborhood include: the adjacent residence to the west at 19 E. 13th Street; the residence at 115 E. 14th Street (approx. 550-feet southeast); the residence at 1421 South Grandview Drive (approx. 500-feet south); the residence at 16 E. 15th Street (approx. 620-feet southwest); the residence at 23 E. 15th Street (approx. 800-feet south); and the residence

at 49 E. 15th Street (approx. 815-feet south). See **Exhibit C** for photographs of the nearby two-story homes and an aerial map showing the distance of these homes from the Property.

In addition, just outside the residential portions of the neighborhood, there is a six-story hotel, Graduate Tempe, located approximately 350-feet to the east. Therefore, while the proposed new home will be an increase from the existing structure, it will not be an irregular addition to the neighborhood.

Use Permit Request Analysis

The Applicant is requesting a Use Permit to rebuild a single-family residence zoned R1-6 with a new single-family residence with a second story. The requested Use Permit is an opportunity to accommodate the Applicant's proposed new home to enhance the Property's existing conditions by replacing an old, deficient home with a more attractive and livable residence that will be a welcome addition to the neighborhood.

Enclosed as **Exhibit D** are letters of support from the adjacent property owners. We have included a letter from the property owner to the west stating his enthusiasm for the proposed home and noting that it will be compatible with the existing homes in the neighborhood and will tremendously upgrade the Property. We have also included a letter from Dr. Michael Crow (our neighbor to the north) stating his enthusiasm for the project and his support for the new residence.

Not Cause any Significant Vehicular or Pedestrian Traffic in Adjacent Area

The proposed home will not cause a significant increase in vehicular or pedestrian traffic in adjoining or nearby areas. The second story will not have any meaningful impact on vehicular or pedestrian traffic. The addition of the second story will not affect the traffic related to a single-family home. The Applicant and her husband will occupy the home. The new single-family home will not generate significant vehicular or pedestrian traffic.

Not Cause any 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 home will not result in a nuisance exceeding that of ambient conditions. The new home will be a substantial enhancement from the existing structure, which is currently laden with property defects, including faulty grading on all sides of the home, foundational cracks, lack of ventilation, soil expansion issues and exposed electrical wires. Undoubtedly, these defects pose safety hazards to residents living inside the home, but they can also cause nuisances that spillover to adjacent properties.

Not Contribute to the Deterioration of the Neighborhood or the Downgrading of Property Values, which is in Conflict with the Goals, Objectives or Policies of the City

The proposed home will not contribute to the deterioration of the neighborhood or to the downgrading of property values. As explained above, the Property, including the existing home, is in a state of disrepair. The Applicant is making a significant investment in a neglected Property located within an older neighborhood to create a new and livable residence that the Applicant can enjoy, and which will help to revitalize the surrounding area. In addition, the proposed improvements to the front façade of the home (see enclosed elevations), which are

accommodated by the requested Use Permit, will bring the neighborhood a more attractive home that is visible to passersby of E. Apache Boulevard—a major thoroughfare—and visitors of ASU Gammage.

Be Compatible with Existing Surrounding Structures and Uses

The proposed home will be compatible with the existing surrounding structures and uses. The two houses to the west of the Property are two-story houses; the house at the western end of 13th Street has a two-story structure; and there is a house with a second story over the garage immediately to the south of this Property. The Applicant is building within the R1-6 development standards and building a house that is consistent with the R1-6 zoning district. This Use Permit is compatible with the development patterns of the other homes on 13th Street and other two story houses in the surrounding neighborhood.

Not Result in any Disruptive Behavior, both Inside and Outside the Premises, which may Create a Nuisance to the Surrounding Area or General Public

The proposed home will not result in any disruptive behavior. The Property is privately owned by the Applicant, is not open to the public and will not be rented to others. Instead, the proposed home will bring new life to a neglected Property. It will provide the Applicant and her husband with a beautiful new and safe home that they, along with their invited family members, friends and other guests can enjoy.

Conclusion

The Applicant is very excited about the opportunity to create a beautiful, new residence that will greatly revitalize this Property. We respectfully request approval of this Use Permit to allow a single-family, two-story residence that is adjacent to two (2) other two-story, single-family residences. The proposed single-family residence is compatible in height with the surrounding uses and consistent with the other two-story homes in the neighborhood.

We appreciate your consideration of this request and we look forward to discussing this request with you at an upcoming hearing.

EXHIBIT A: 2018 AERIAL PHOTOGRAPH

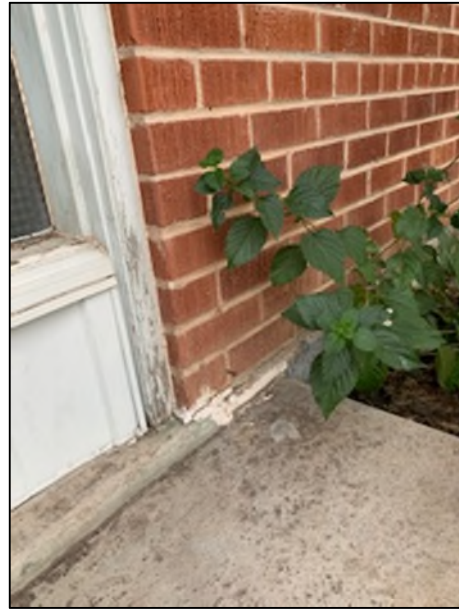
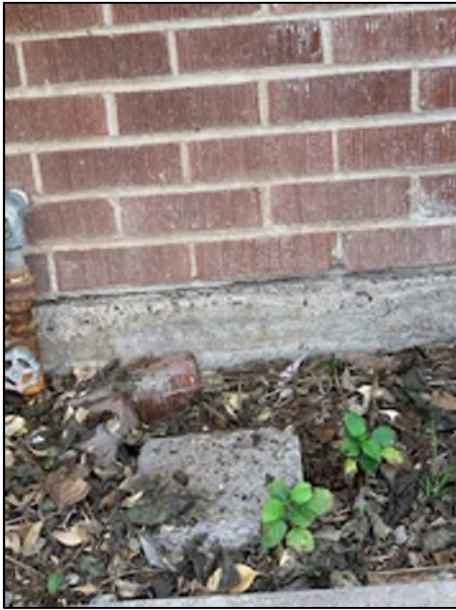


E. 13TH STREET

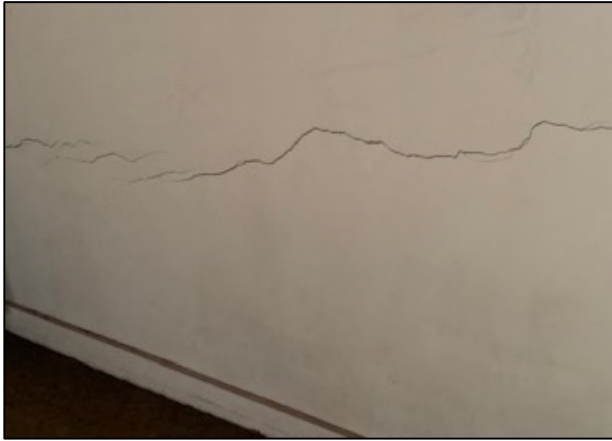
S. FOREST AVENUE

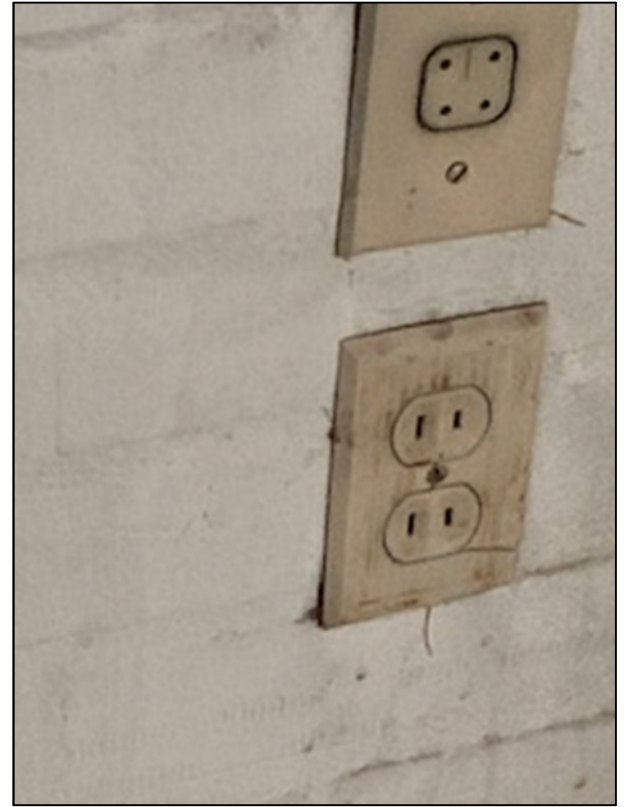
25 E. 13TH STREET

EXHIBIT B: EXISTING FAILING PROPERTY CONDITIONS









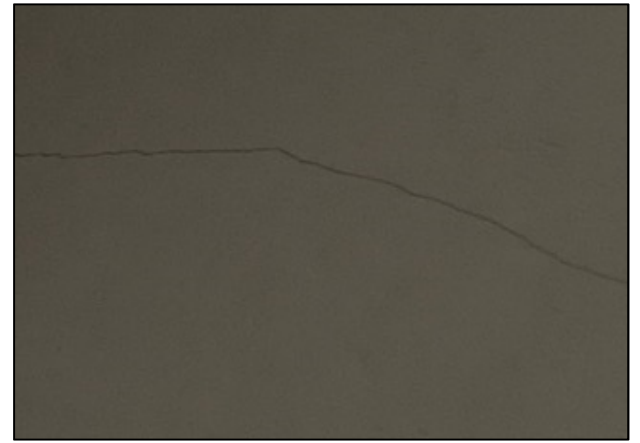
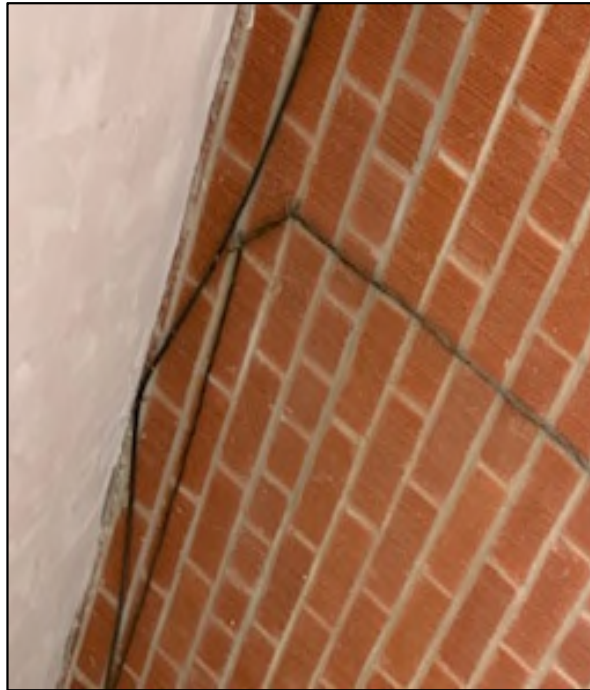
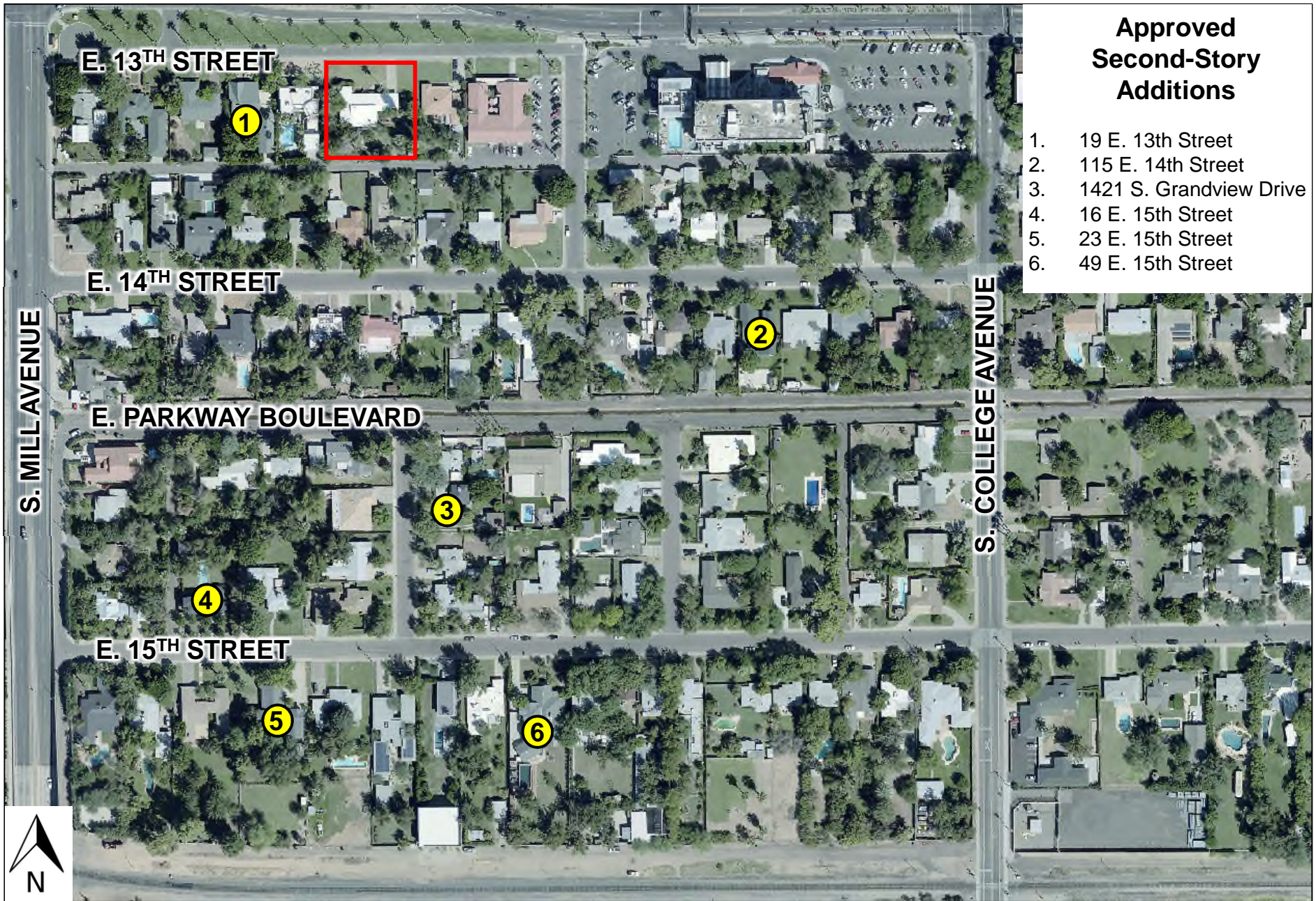


EXHIBIT C: APPROVED 2-STORY ADDITIONS



Approved Second-Story Additions

1. 19 E. 13th Street
2. 115 E. 14th Street
3. 1421 S. Grandview Drive
4. 16 E. 15th Street
5. 23 E. 15th Street
6. 49 E. 15th Street

 25 E. 13TH STREET



1. 19 E. 13th Street



2. 115 E. 14th Street



3. 1421 S. Grandview Drive



4. 16 E. 15th Street



5. 23 E. 15th Street



6. 49 E. 15th Street

EXHIBIT D

[Support Letters]

[*see attached*]

Suparna Dasgupta, Principal Planner
Community Development Department
City of Tempe
31 East Fifth Street
Tempe, Arizona 85281

Re: Use Permit for Second-Story Addition - 25 East 13th Street in Tempe, Arizona

Dear Ms. Dasgupta,

I am a 45-year resident of Tempe and the homeowner at 21 East 13th Street in Tempe.

I am writing this letter of support for the use permit requests related to the second-story addition on the single-family residence located at 25 East 13th Street, Tempe, AZ.

The second story addition for the property, which is directly to the east of my property, will mirror the second story of my own home. The addition of a second story on a single-family residence will not have an adverse impact on the surrounding area and will fit in well with the surrounding homes. The property is adjacent to other two story houses to the west and south, and there are other two story houses in the broader neighborhood.

This property modification will be a tremendous upgrade and asset to the neighborhood. I am excited and eager to welcome our new neighbors.

I strongly encourage city staff, citizen commissions if appropriate, and city council to approve the use permits as requested.

Sincerely,

Neil G. Giuliano
21 East 13th Street
Tempe, AZ 85281

March 5, 2019

Suparna Dasgupta, Principal Planner
Community Development Department
City of Tempe
31 East Fifth Street
Tempe, Arizona 85281

RE: Use Permit for Second-Story Garage Addition - 25 East 13th Street, Tempe, Arizona

Dear Ms. Dasgupta,

On behalf of Arizona State University, I am writing this letter of support for the use permit request related to the second-story addition on the single-family residence located at 25 East 13th Street, Tempe, AZ.

The property, which is located immediately south of Arizona State University across from Gammage Auditorium, will benefit from the proposed new construction. The addition of a second story over the garage of a single-family residence will not have an adverse impact on the surrounding area. In fact, this project will be a benefit to the neighborhood.

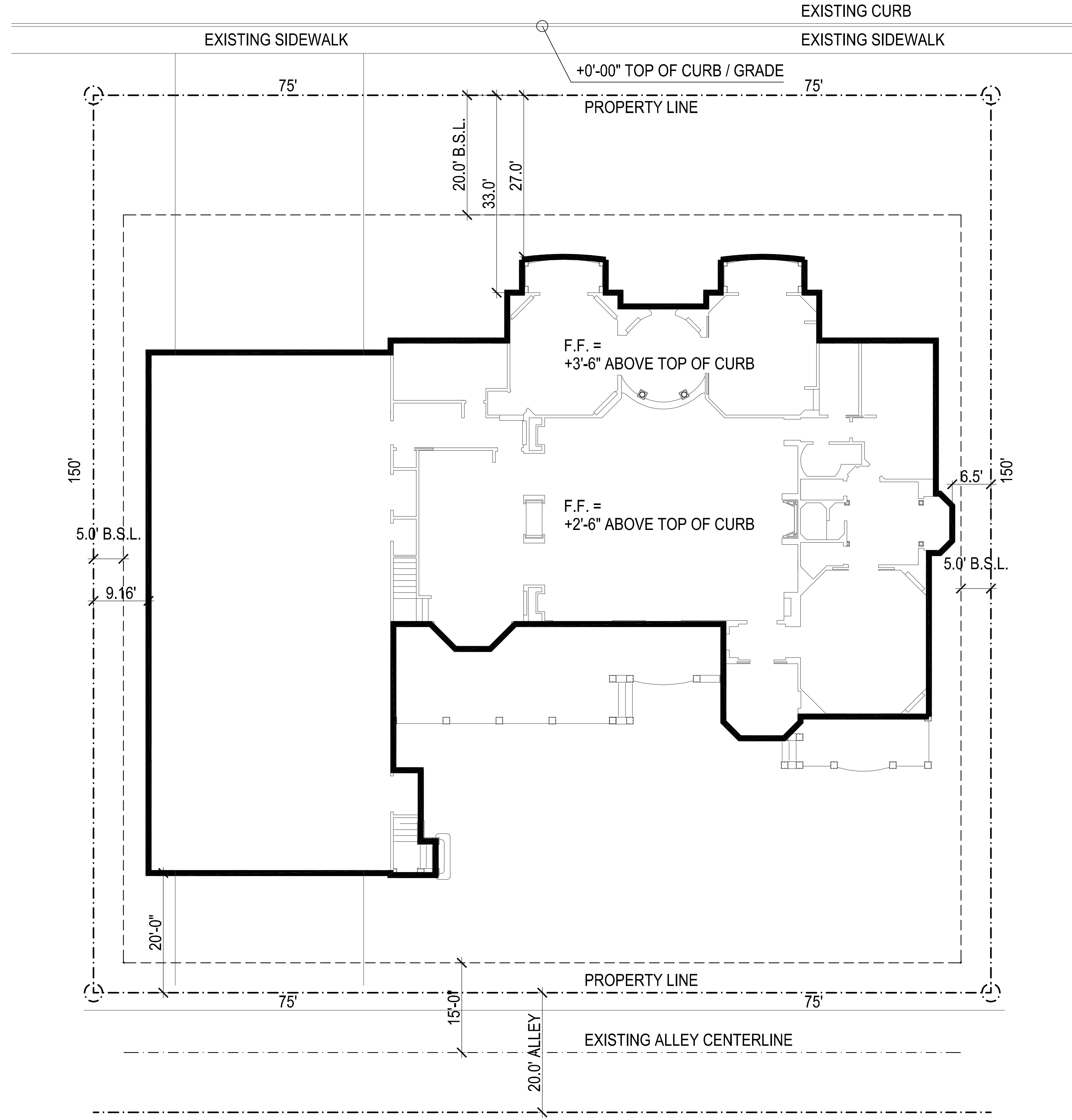
I recommend the City to support the use permit request.

Sincerely,



Michael M. Crow
President

E. 13TH STREET



PROJECT DATA:

SITE ADDRESS
 25 E. 13TH STREET
 TEMPE, ARIZONA 85281

ZONING DISTRICT
 R1-8

TAX ASSESSOR'S NUMBER
 133-17-025, 133-17-024

SETBACKS REQUIRED
 FRONT: 20 FEET
 SIDES: 5 FEET
 REAR: 15 FEET MEASURED TO CENTER OF ALLEY

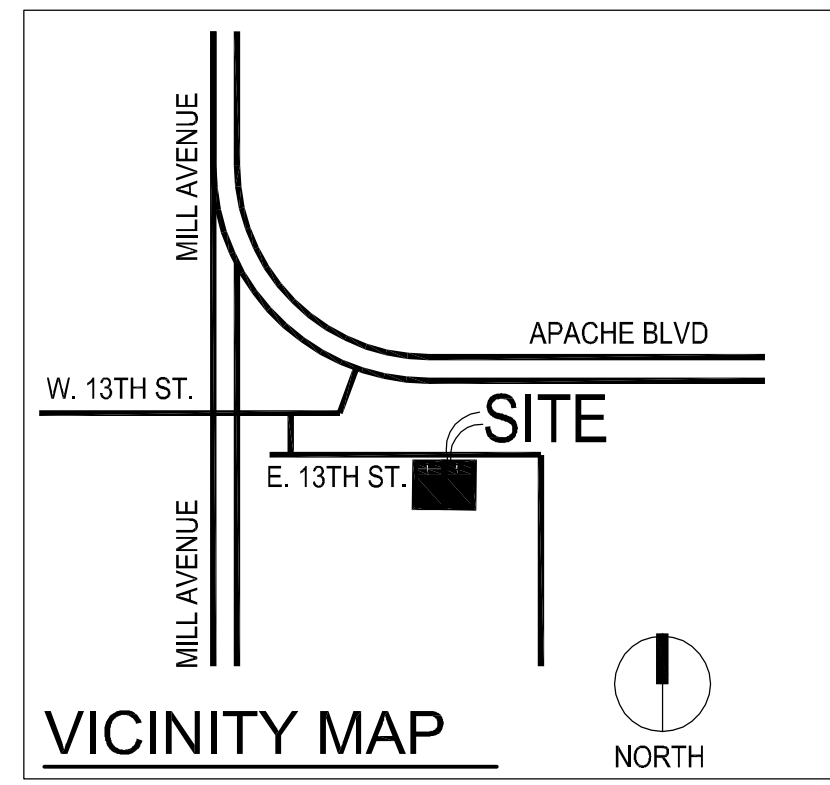
LEGAL DESCRIPTION
 LOTS FOUR AND FIVE, BLOCK ONE (1) UNIVERSITY PARK ADDITION TO THE CITY OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 30 OF MAPS, PAGE 37 THEREOF.

CODES
 INTERNATIONAL RESIDENTIAL CODE (IRC) - 2018
 INTERNATIONAL BUILDING CODE (IBC) - 2018
 UNIFORM PLUMBING CODE (UPC) - 2018
 INTERNATIONAL PLUMBING CODE (IPC) - 2018
 INTERNATIONAL MECHANICAL CODE (IMC) - 2018
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) - 2018
 INTERNATIONAL FIRE CODE - 2018
 NATIONAL ELECTRIC CODE (NEC) - 2017

LOT COVERAGE

AREA OF LOT	22,504 S.F.
LOT COVERAGE ALLOWED	10,127 SQ.FT. OR 45%
LOT COVERAGE PROPOSED	9,826 SQ.FT.
LOT COVERAGE CALCULATION	9,826 / 22,504 OR 44%

SITE PLAN
 SCALE: 1"=10'-0"
 0000-0000



J Moffatt + Associates, Inc.
 6197 S. Rural Rd. #1 Tempe, Arizona 85283
 Cell: 602-319-9196
 Office: 602-322-0112
 j.moffatt@jm-arch.com
 www.jm-arch.com

A NEW CUSTOM HOME FOR LEO AND ANNETTE BEUS

25 E. 13TH STREET
 TEMPE ARIZONA, 85281

DATE
 3.15.19

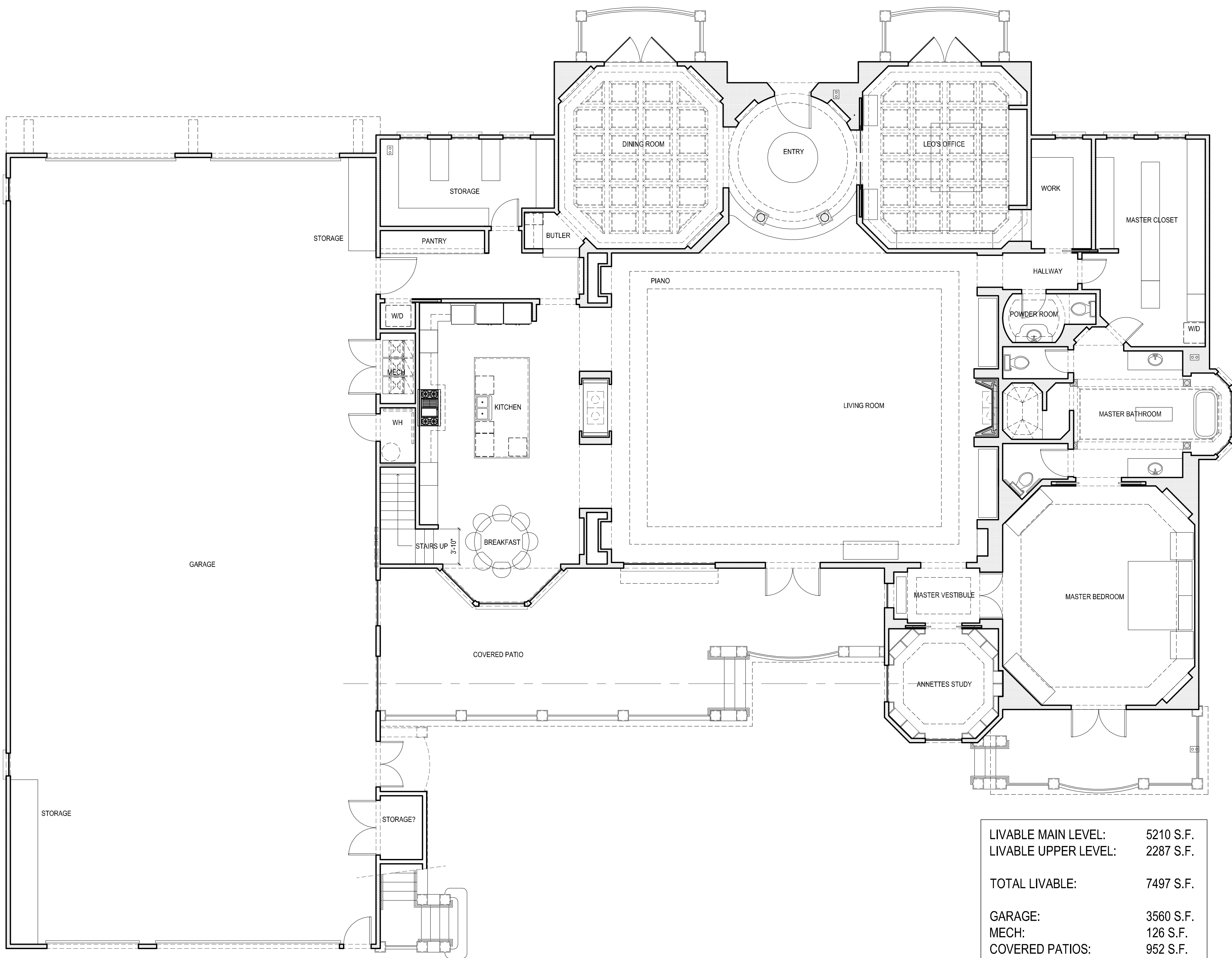
REVISION

DRAWN
 JM
 CHECKED
 JM

DRAWING
 1902

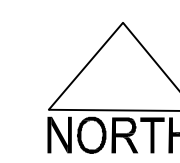
SITE PLAN / DATA

A1.0



LIVABLE MAIN LEVEL:	5210 S.F.
LIVABLE UPPER LEVEL:	2287 S.F.
TOTAL LIVABLE:	7497 S.F.
GARAGE:	3560 S.F.
MECH:	126 S.F.
COVERED PATIOS:	952 S.F.
TOTAL MAIN LEVEL UNDER ROOF	9874 + 952 (PATIOS)
	9826 S.F.

FLOOR PLAN
SCALE: 3/16"=1'-0"



1

DATE
3.15.19

REVISION

DRAWN
JM

CHECKED
JM

DRAWING

FLOOR PLAN

1902

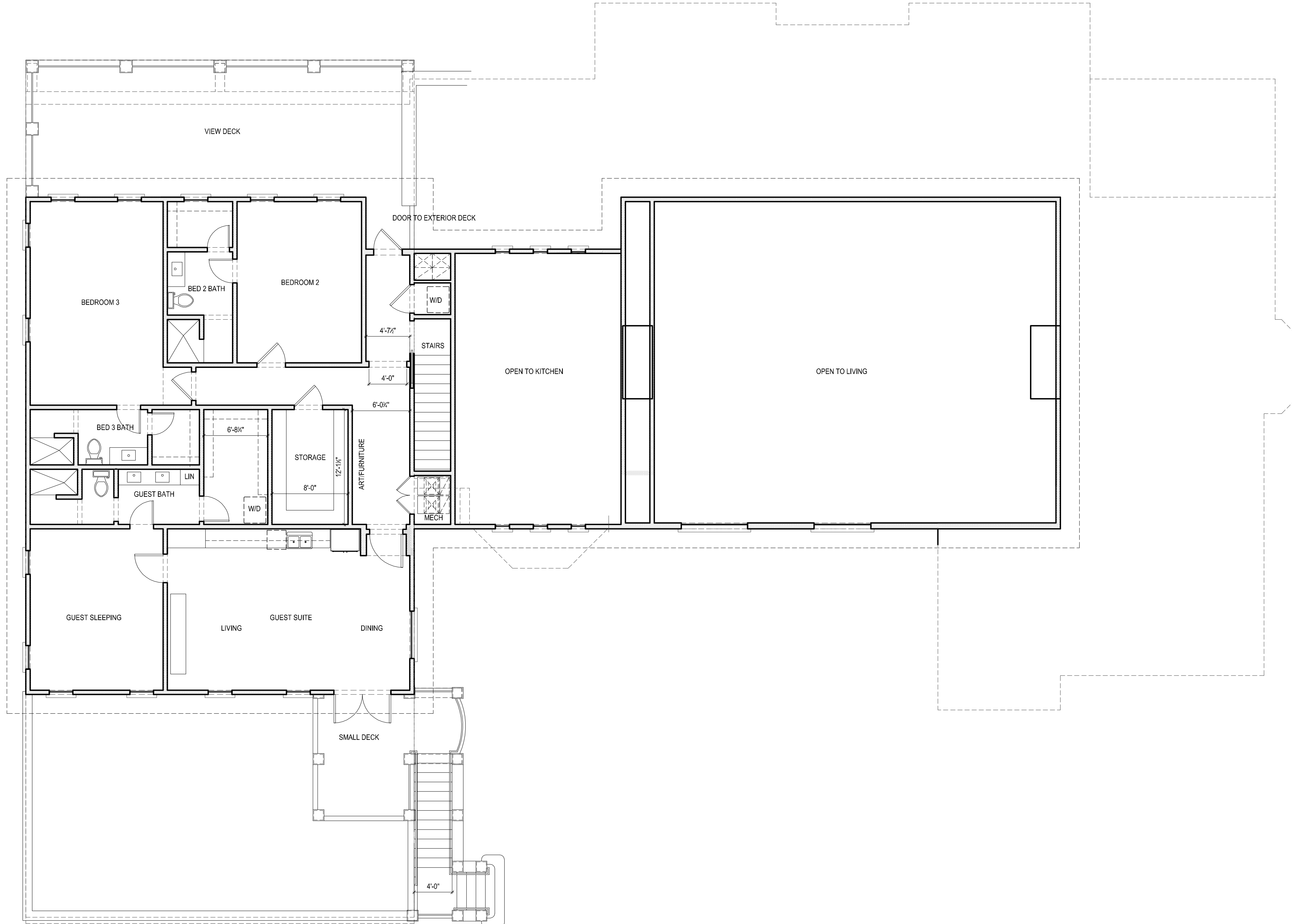
A2.0

J Moffatt + Associates, Inc.

A NEW CUSTOM HOME FOR
LEO AND ANNETTE BEUS

25 E. 13TH STREET
TEMPE ARIZONA, 85281

6197 S. Rural Rd. #1 Tempe, Arizona 85283
Cell: 602-319-9196
Office: 602-322-0112
jmoffatt@jm-arch.com
www.jm-arch.com



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1902

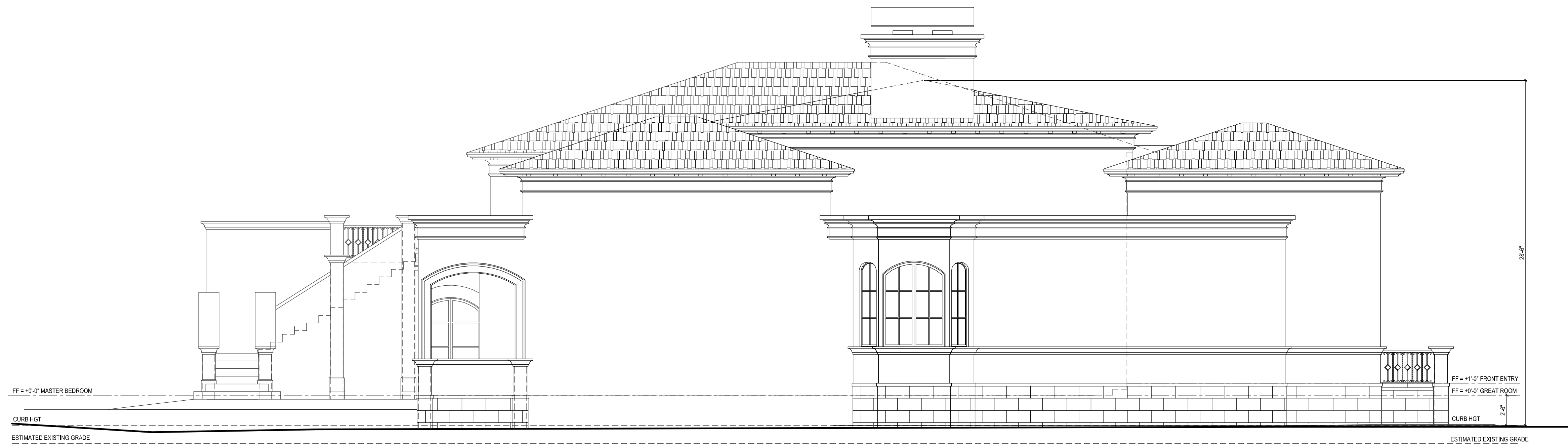
UPPER LEVEL PLAN

UPPER LEVEL PLAN
 SCALE: 3/16"=1'-0"



2

A2.1



EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

0000-0000 **2**



NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

0000-0000 **1**

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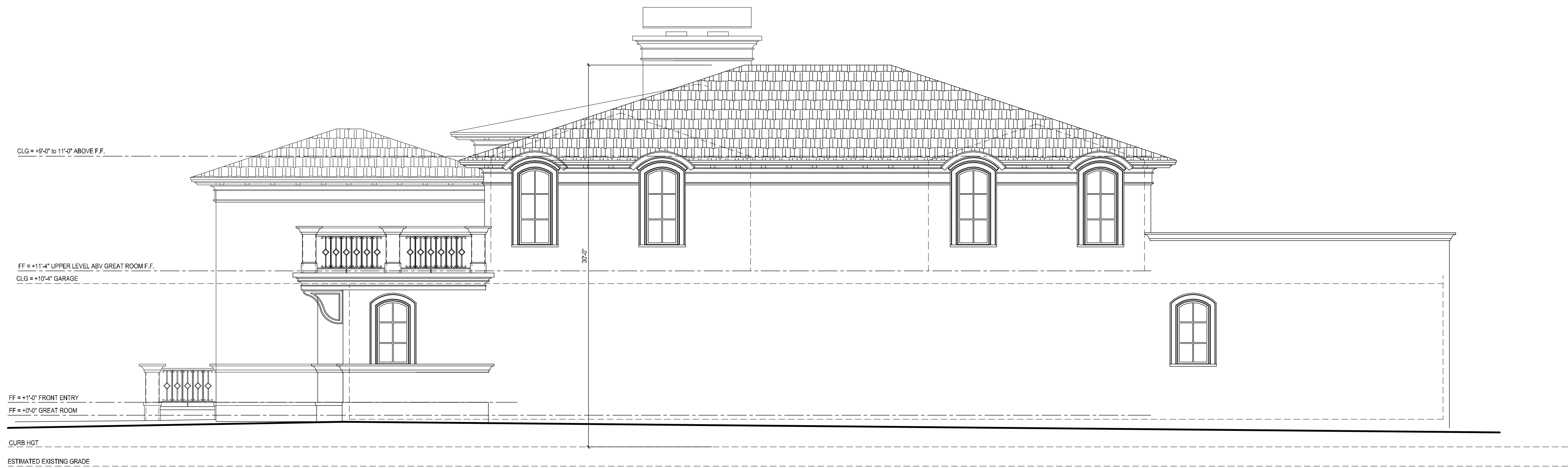
25 E. 13TH STREET
TEMPE ARIZONA, 85281

DATE
3.15.19
REVISION
DRAWN
JM
CHECKED
JM
DRAWING

1902

EXTERIOR ELEVATIONS

A5.0



CLG = +9'-0" TO 11'-0" ABOVE F.F.

FF = +11'-4" UPPER LEVEL ABV GREAT ROOM F.F.
CLG = +10'-4" GARAGE

FF = +1'-0" FRONT ENTRY
FF = +0'-0" GREAT ROOM

CURB HGT.
ESTIMATED EXISTING GRADE

WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

0000-0000

4



CLG = +9'-0" TO 11'-0" ABV F.F.

FF = +11'-4" UPPER LEVEL ABV GREAT ROOM F.F.

FF = +0'-0" GREAT ROOM
FF = -0'-4" GARAGE

CLG = +10'-0" ABV GREAT ROOM F.F.

CLG = +14'-0" ABV F.F.

FF = +0'-0" MASTER BEDROOM

CURB HGT.
ESTIMATED EXISTING GRADE

SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

0000-0000

3

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A NEW CUSTOM HOME FOR
LEO AND ANNETTE BEUS

25 E. 13TH STREET
TEMPE ARIZONA, 85281

DATE
3.15.19
REVISION
DRAWN
JM
CHECKED
JM
DRAWING

1902

EXTERIOR ELEVATIONS

A5.1

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SITE CONTEXT PHOTOGRAPHS EXHIBIT



 25 E. 13TH STREET



Location A, View 1 Looking North



Location A, View 2 Looking East



Location A, View 3 Looking South



Location A, View 4 Looking West



Location B, View 1 Looking North



Location B, View 2 Looking East



Location B, View 3 Looking South



Location B, View 4 Looking West



Location C, View 1 Looking North



Location C, View 2 Looking East



Location C, View 3 Looking South



Location C, View 4 Looking West



Location D, View 1 Looking North



Location D, View 2 Looking East



Location D, View 3 Looking South



Location D, View 4 Looking West

Schimke, Blake

From: Jennifer Bostic [REDACTED]
Sent: Saturday, April 13, 2019 12:49 PM
To: Schimke, Blake
Subject: 25 East 13th Street Residence

Blake ~

I am writing to you in regards to the residence at 25 East 13th Street, Case #PL190060.

I grew up in the neighborhood and graduated from the ASU School of Design. I have known about this house since I was a kid. The house is of architectural significance. I've toured the home on a few occasions when it was for sale. I heard today that someone has purchased it with plans to tear it down and build a new home.

My mother still lives in the neighborhood, and I visit often. I am shocked and appalled this could happen to a historic and architecturally significant house. It is one of the best examples of mid-century architecture I have seen in 30 years. It's like a time capsule of design. The terrazzo entry, the clear cedar woodwork, even the kitchen... all remarkable examples of mid-century architecture and design. When I first toured it, I could not believe it wasn't on some sort of protected historical registry. I only wish now I could have purchased it to save it from destruction.

I am also hearing the new owner removed the old growth trees from the property. This should NOT be allowed!

If the current owner wanted a new house, they should have purchased a new house. Or purchased a vacant lot to build their dream home. The Broadmor/ASU neighborhood is a historical oasis surrounded by new construction. It is NOT a neighborhood that should allow the destruction of significant history in favor of McMansions. This house should NOT be able to be torn down or significantly altered. I am contacting other neighbors in the area who share in my frustration with the story of this home, and I hope they can attend the hearing.

The hearing is scheduled on April 23rd, which I will not be able to attend. Please, if you can read my letter at the hearing it would be greatly appreciated.

Sincerely,
Jennifer Bostic

Jennifer Bostic
Creative Director
Paper Plane Studio

[REDACTED]

Schimke, Blake

From: Jennifer Bostic [REDACTED]
Sent: Monday, April 15, 2019 10:40 AM
To: Schimke, Blake
Subject: Re: 25 East 13th Street Residence

In doing a bit of research I have found this home is in the University Park Historical District. So the new owners should not be able to tear it down or modify it.

But I understand they have already cut down the old trees on the property, which is outrageous.

There will be a lot of concerned neighbors at the hearing.

Sent from my _____.

On Apr 15, 2019, at 1:28 PM, Schimke, Blake <Blake_Schimke2@tempe.gov> wrote:

Good Morning Jennifer,

Thank you for communicating your concern. I will include your communication in my staff report as well as make the Development Review Commission aware. Please let me know if you have any other concerns.

Best,

<image002.jpg>

From: Jennifer Bostic [REDACTED]
Sent: Saturday, April 13, 2019 12:49 PM
To: Schimke, Blake <Blake_Schimke2@tempe.gov>
Subject: 25 East 13th Street Residence

Blake ~

I am writing to you in regards to the residence at 25 East 13th Street, Case #PL190060.

I grew up in the neighborhood and graduated from the ASU School of Design. I have known about this house since I was a kid. The house is of architectural significance. I've toured the home on a few occasions when it was for sale. I heard today that someone has purchased it with plans to tear it down and build a new home.

My mother still lives in the neighborhood, and I visit often. I am shocked and appalled this could happen to a historic and architecturally significant house. It is one of the best examples of mid-century architecture I have seen in 30 years. It's like a time capsule of design. The terrazzo entry, the clear cedar woodwork, even the kitchen... all remarkable examples of mid-century architecture and design. When I first toured it, I could not believe it wasn't on some sort of protected historical registry. I only wish now I could have purchased it to save it from destruction.

I am also hearing the new owner removed the old growth trees from the property. This should NOT be allowed!

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The hearing is scheduled on April 23rd, which I will not be able to attend. Please, if you can read my letter at the hearing it would be greatly appreciated.

Sincerely,
Jennifer Bostic

Jennifer Bostic
Creative Director
Paper Plane Studio



Schimke, Blake

From: Peter Northfelt [REDACTED]
Sent: Sunday, April 14, 2019 12:17 PM
To: Schimke, Blake
Subject: 25 E 13th St.

What's the reasoning to tear down this building? I'm all for development to keep the character of the neighborhood moving in the right direction, but why do we have to do that by tearing a property down?

ASU Alum '16
ASU employee '18
M.Ad UT Austin '20

Peter Northfelt

cell: [REDACTED]

Schimke, Blake

From: Tim McKinstry [REDACTED]
Sent: Monday, April 15, 2019 12:47 PM
To: Schimke, Blake; CM - Council Communicator
Subject: 25 E. 13th street

To whom it may concern,

I am writing to you in regards to the residence at 25 East 13th Street, Case #PL190060. I have lived in Tempe since 2/13/1998 first on 1828 E. don Carlose Ave and now just S.E. of McClintock and the US60. I have always architectural design of this as I have ridden my bicycle past is at least a 1000 times and driven past many times as well. I heard today that someone has purchased it with plans to tear it down and build a new home. I am shocked and appalled this could happen to a historic and architecturally significant house. It is one of the best examples of mid-century architecture I have seen. It's like a time capsule of design. I am shocked it isn't on some sort of protected historical registry. I wish I could have purchased it to save it from destruction. I am also hearing the new owner removed the old growth trees from the property. This should NOT be allowed! If the current owner wanted a new house, they should have purchased a new house. Or purchased a vacant lot to build their dream home. The Broadmor/ASU neighborhood is a historical oasis. Please do NOT allow this neighborhood to be torn down one beautiful house at a time. Do NOT allow this beautiful house to be torn down or significantly altered. I am contacting other neighbors in the area who share in my frustration with the story of this home, and I hope they can attend the hearing.

Please, restore my faith in Tempe City Government an deny the new owners request to destroy their beautiful house.

Thanks,
Timothy Albert McKinstry