

PLH23-0058 Boddy Residence-Development

Booklet

Table of Contents

Narrative.....	2
Site Plan.....	4
Main Home Elevations.....	5
Casita Elevations.....	7
Floor Plan Main Home.....	8
Floor Plan Casita.....	10

10/9/2023

City of Chandler

215 E Buffalo St.
Chandler, AZ 85225

RE: Home for the Boddy Family
APN: 303-09-057
121 S Dakota St, Chandler, AZ 85225

In April of this year, my wife and I purchased this vacant lot in Downtown Chandler and have been working with Pat Anderson, owner of CAD Services AZ, on designing and laying out our vision for the construction of a modern farmhouse-style single family home and casita. We are recent empty nesters and are excited about moving out of the suburbs and into the city center. We believe our proposal aligns nicely with the broader vision for the Downtown Chandler entertainment district plans and will encourage other homeowners and developers to continue to transition the neighborhood.

We are proposing a change in zoning from MF-2 to PAD and requesting a slight setback variance to allow for the construction of a single family residence and casita.

The existing 7,205 sf lot fronts S Dakota St, borders the alleyway on the north and east sides and has water, sewer and electricity available at the back of the lot. We will connect both the main house and casita to existing water and sewer and will work with APS to bring service to both structures underground from the existing utility poles.

The proposed project involves the construction of a modern farmhouse-style 1.5 story single-family home and casita. The design is a fusion of traditional farmhouse elements and contemporary aesthetics which will add to the overall aesthetic of the downtown neighborhood.

The main home will have 2,260 sf of livable space, a 928.5 sf garage (standard 2 car side-by-side entry at the front of the house and 2 car tandem along the south side of the home), 137 sf covered front porch, 280 sf covered patio in the rear and 250 sf partially covered second story balcony. The home will feature 3 bedrooms, 2.5 bathrooms, great room, kitchen, dining room, laundry room, office and loft.

The casita will have 336 sf of livable space and include 1 bedroom, 1 bathroom and great room area which includes a kitchenette (no stove/oven). The casita will match the primary home in terms of construction materials, roofing and colors.

The total proposed covered square footage on the lot, including the casita, is 3,000 sf, or 42% of total square footage.

We are proposing the following changes to zoning and setbacks:

- Re-zone from MF-2 to PAD
- Due to limited lot width, we're requesting a reduced setback on the north side of the home to 5' (borders alleyway), which brings total side yard setbacks to 10' to accommodate the proposed house layout.
- Requesting a reduced setback in the front, west side, of the home to 20' to allow space to spread out the main house, eventual swimming pool and casita. Rear setback, east side, will be 10'.

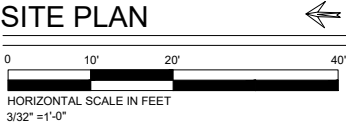
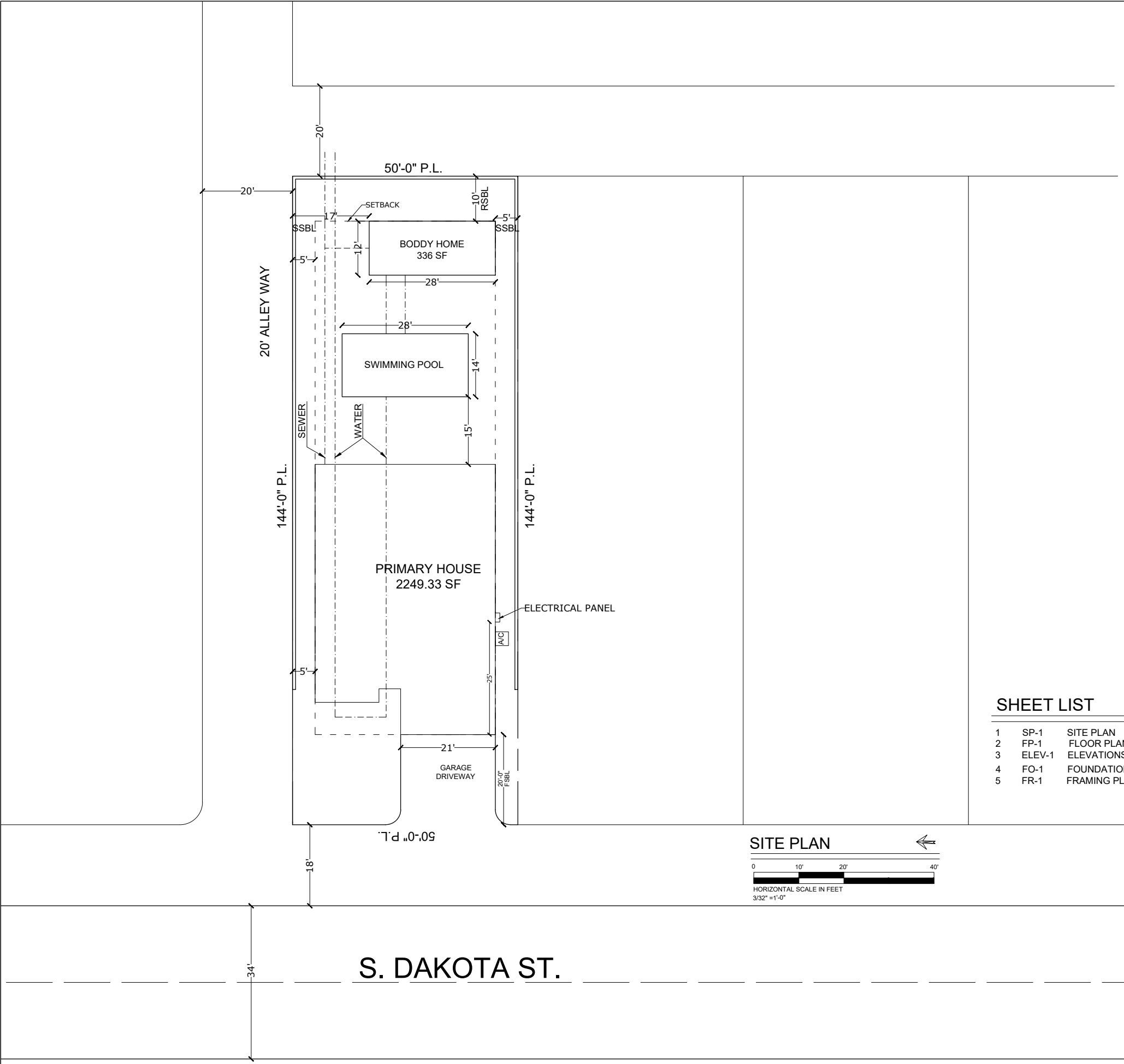
The exterior of the main house and casita will be a combination of smooth stucco and vertical board and batten. The body will primarily be painted with Sherwin Williams Snowbound (SW-7004) with accents painted in Behr Asphalt Gray (N520-6d). The main entry door will be painted Sherwin Williams Courtyard Green (SW-6440). Roofing material will be a combination of architectural shingles and standing seam metal roof and will be similar in color as the Asphalt Gray body accent paint.

We are dedicated to working closely with the Planning and Zoning Department and City Hall officials to ensure that the project aligns with the city's vision while providing an appealing modern living space that contributes positively to Downtown's aesthetic evolution. This project will have no effect on the cost of constructing new housing in the area.

Please let us know if you have any questions.

Sincerely,

Robert and Alisen Boddy



SHEET LIST

1	SP-1	SITE PLAN
2	FP-1	FLOOR PLAN
3	ELEV-1	ELEVATIONS
4	FO-1	FOUNDATION PLAN
5	FR-1	FRAMING PLAN

PROJECT DATA

SCOPE: BODDY HOME
ADDRESS: 121 S. DAKOTA STREET
CHANDLER, AZ, 85225
PARCEL: APN: 303-09-057
OWNER: ALI AND ROBBIE BODDY
GOVERNING ZONE: CHANDLER
ZONING: MF-2
SETBACKS:
FRONT 20'
NORTH 5'
SOUTH 5'
REAR 10'

PRIMARY HOME AREA:	2249.33 SF
NEW	
CASITA AREA:	336.0 SF
TOTAL AREA UNDER ROOF:	2585.33 SF
LOT AREA:	7205 SF
% UNDER ROOF:	35.88%



SITE LOCATION:
121 S DAKOTA ST.

VICINITY MAP

SCALE: NTS



CITY CODES

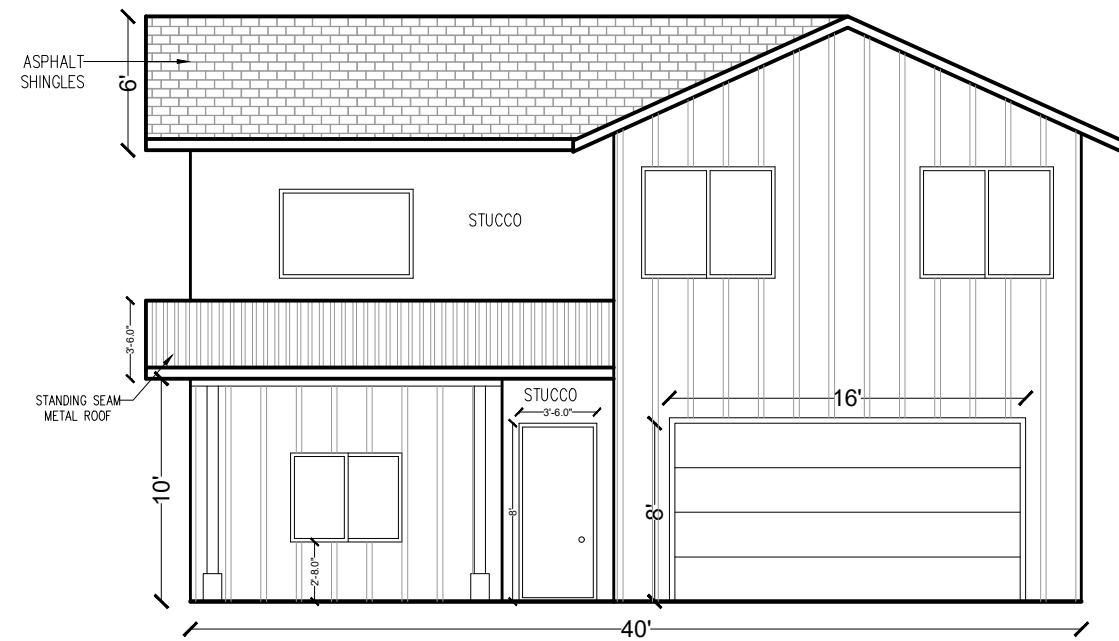
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL FIRE CODE
2010 ADA CODE



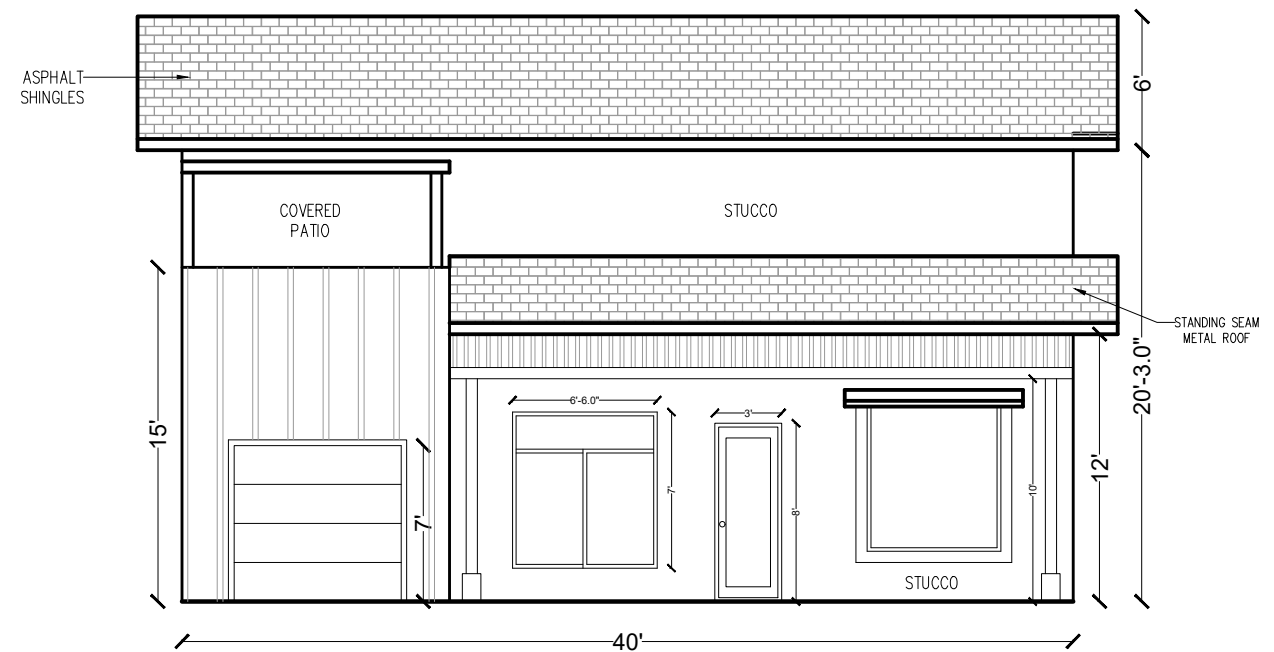
CAD Services AZ LLC
www.cadservicesaz.com
CONTACT: caddrafteraz@gmail.com

BODDY HOME
121 S. DAKOTA STREET
CHANDLER, AZ, 85225
APN: 303-09-057

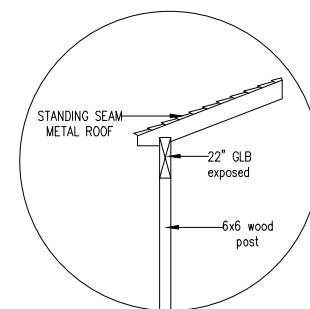
SP-1
PAGE 1 OF 5
SITE PLAN
DRAWN 17/10/2023



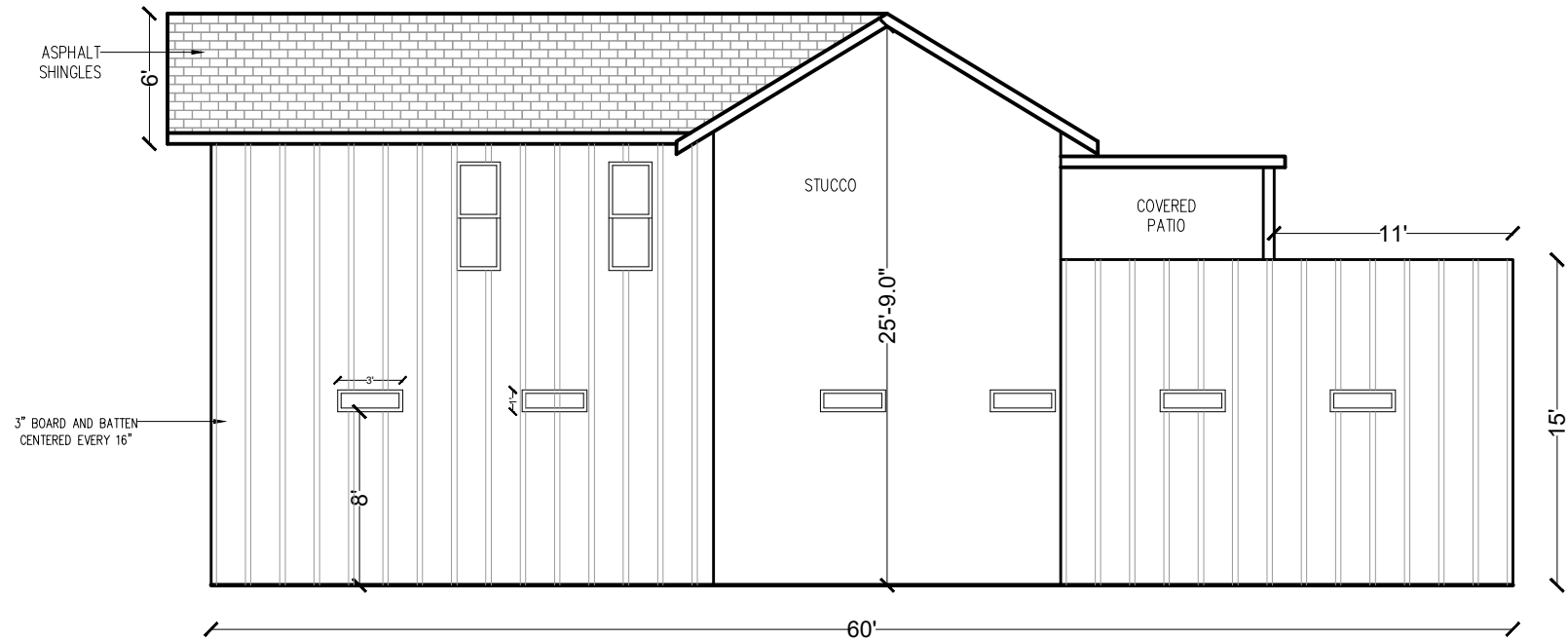
FRONT ELEVATION



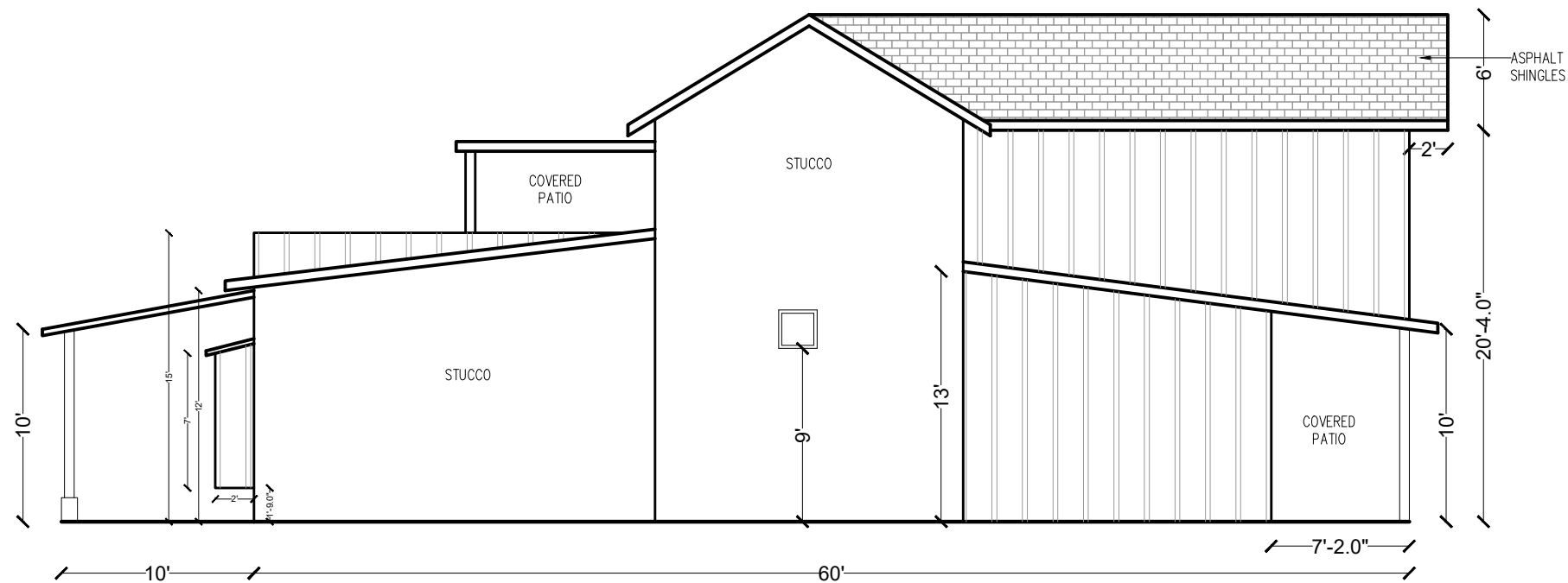
REAR ELEVATION



Project	ROBBIE AND ALI BODDY RESIDENCE	Structure	-----	Drg. Title	Drawn by	Date	Scale
		Plumbing	-----	ELEVATIONS			1/8" = 1'
		Electrical	-----	Drg. Status	Drg. Issued	Revision	Sheet size:
		Contractor	-----		---	00	A3

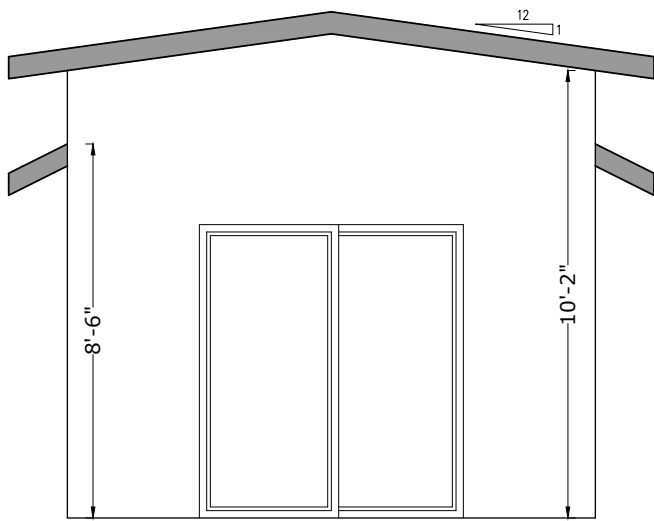


RIGHT SIDE ELEVATION

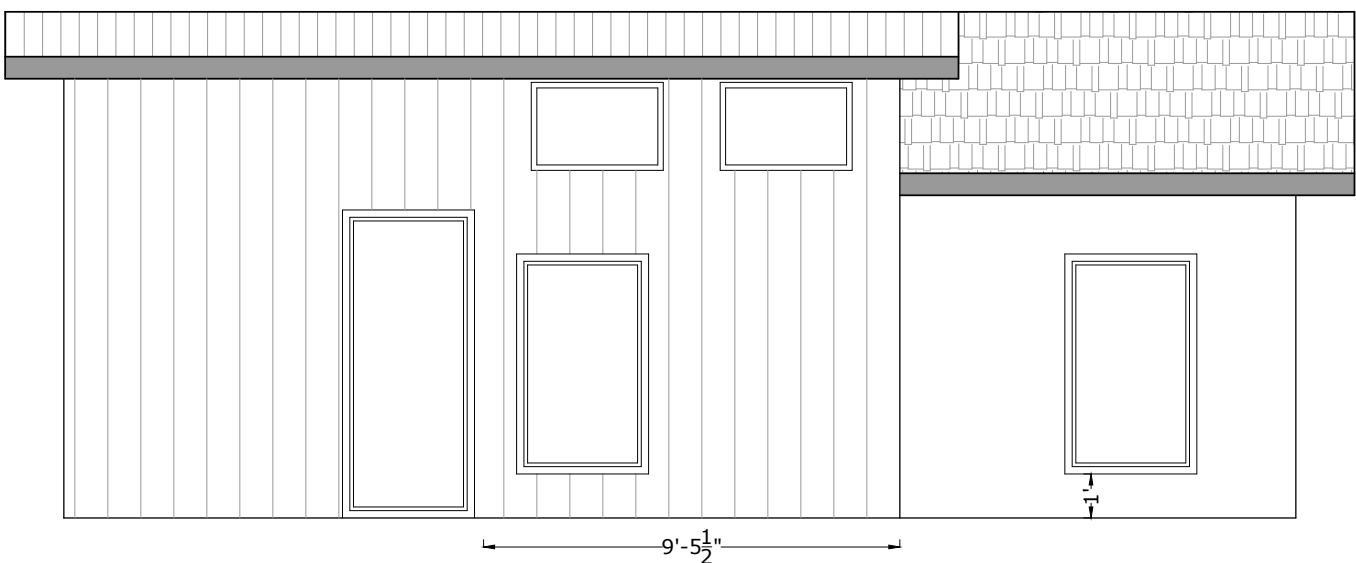


LEFT SIDE ELEVATION

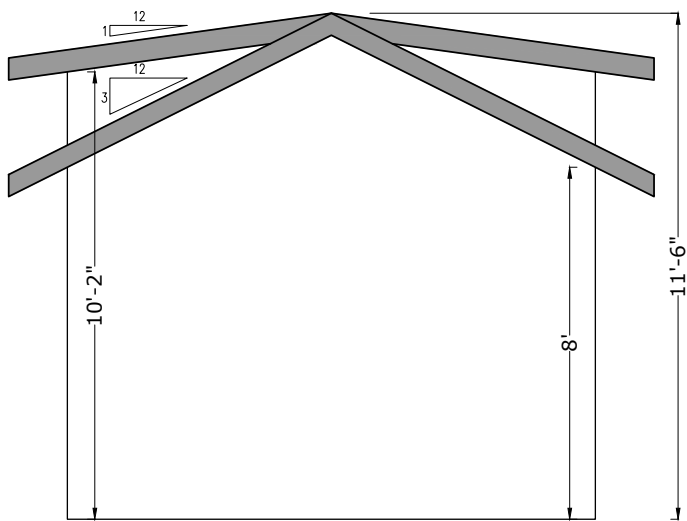
Project	ROBBIE AND ALI BODDY RESIDENCE	Structure	-----	Drg. Title	Drawn by	Date	Scale
		Plumbing	-----	ELEVATIONS			1/8" = 1'
		Electrical	-----	Drg. Status	Drg. Issued	Revision	Sheet size:
		Contractor	-----		---	00	A3



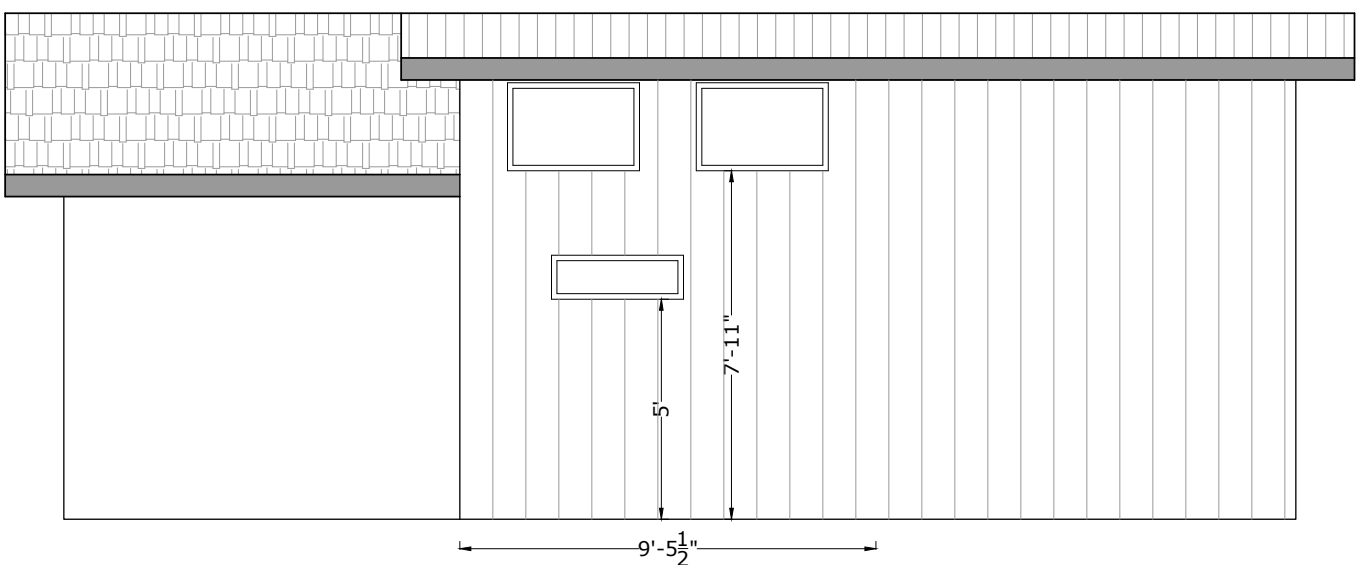
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



ELEVATIONS

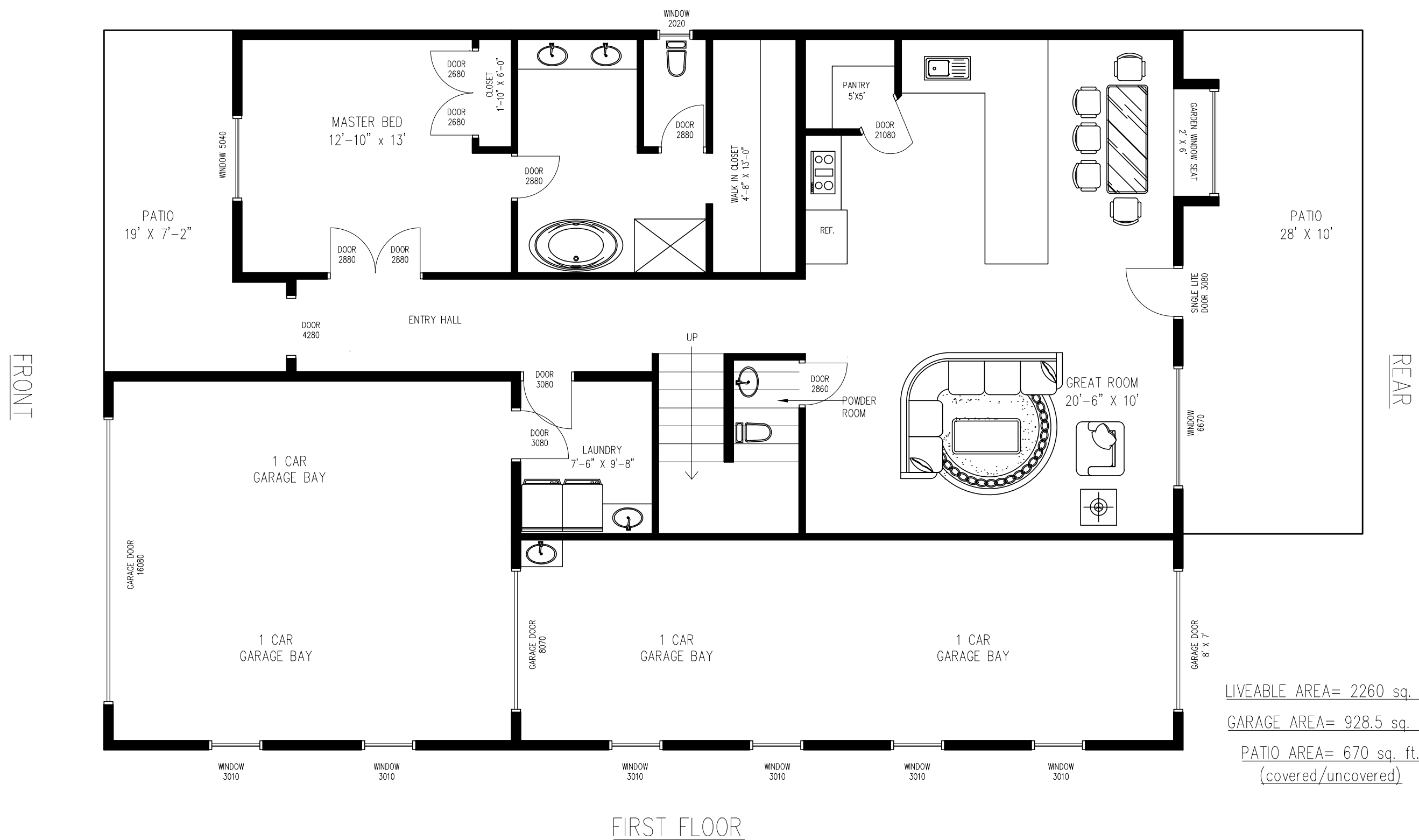
SCALE: 1/2" = 1' - 0"



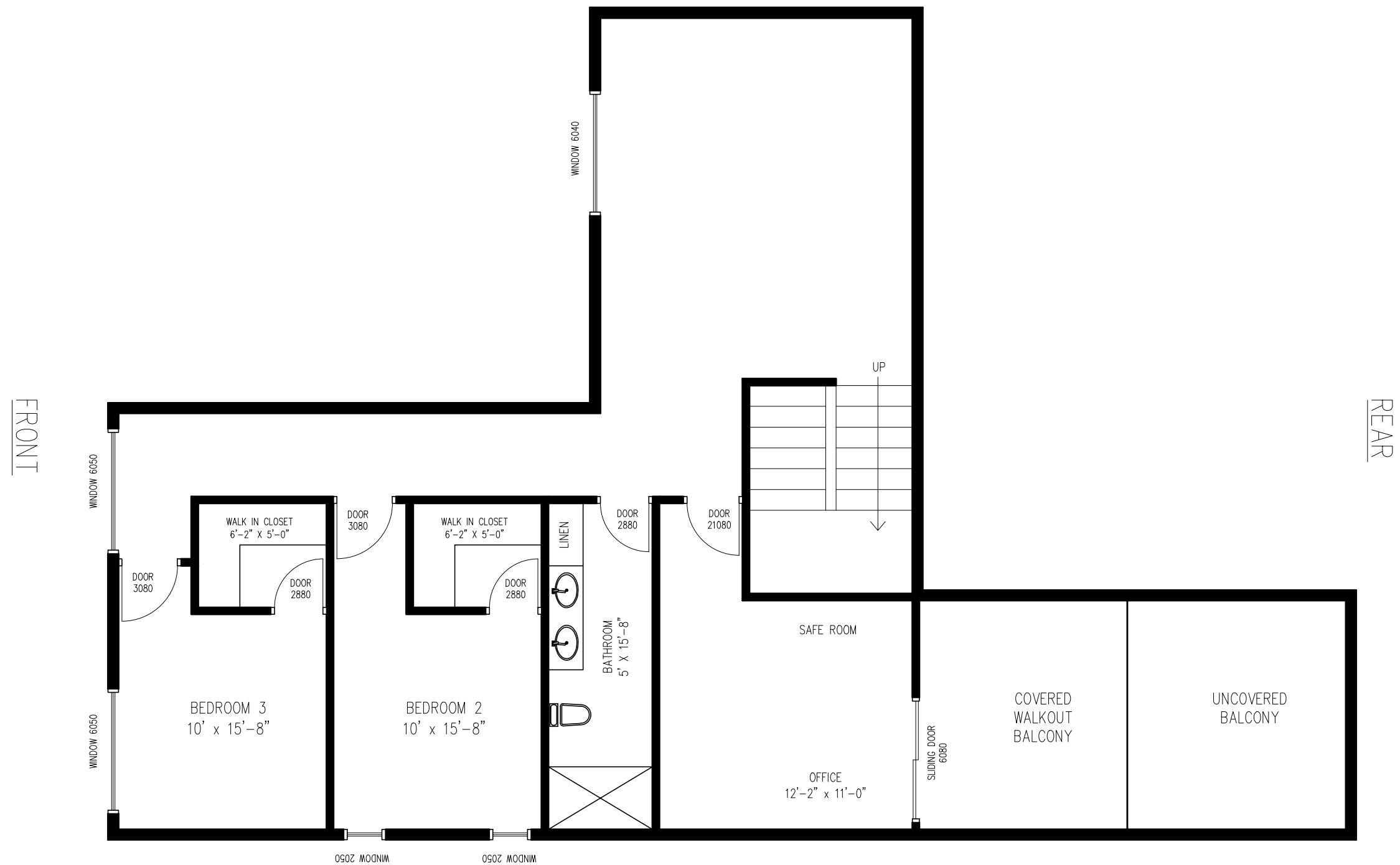
CAD Services AZ LLC
www.cadservicesaz.com
CONTACT: caddrafteraz@gmail.com

BODDY HOME
121 S. DAKOTA STREET
CHANDLER, AZ, 85225
APN: 303-09-057

ELEV-1
PAGE 3 OF 5
ELEVATIONS
DRAWN 17/10/2023

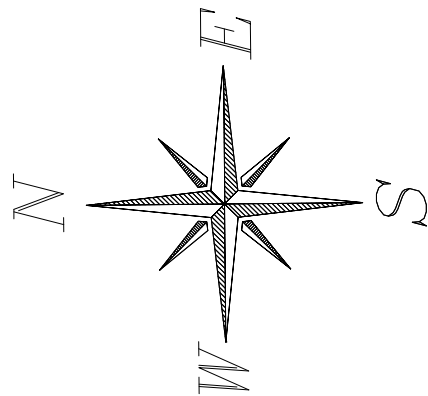
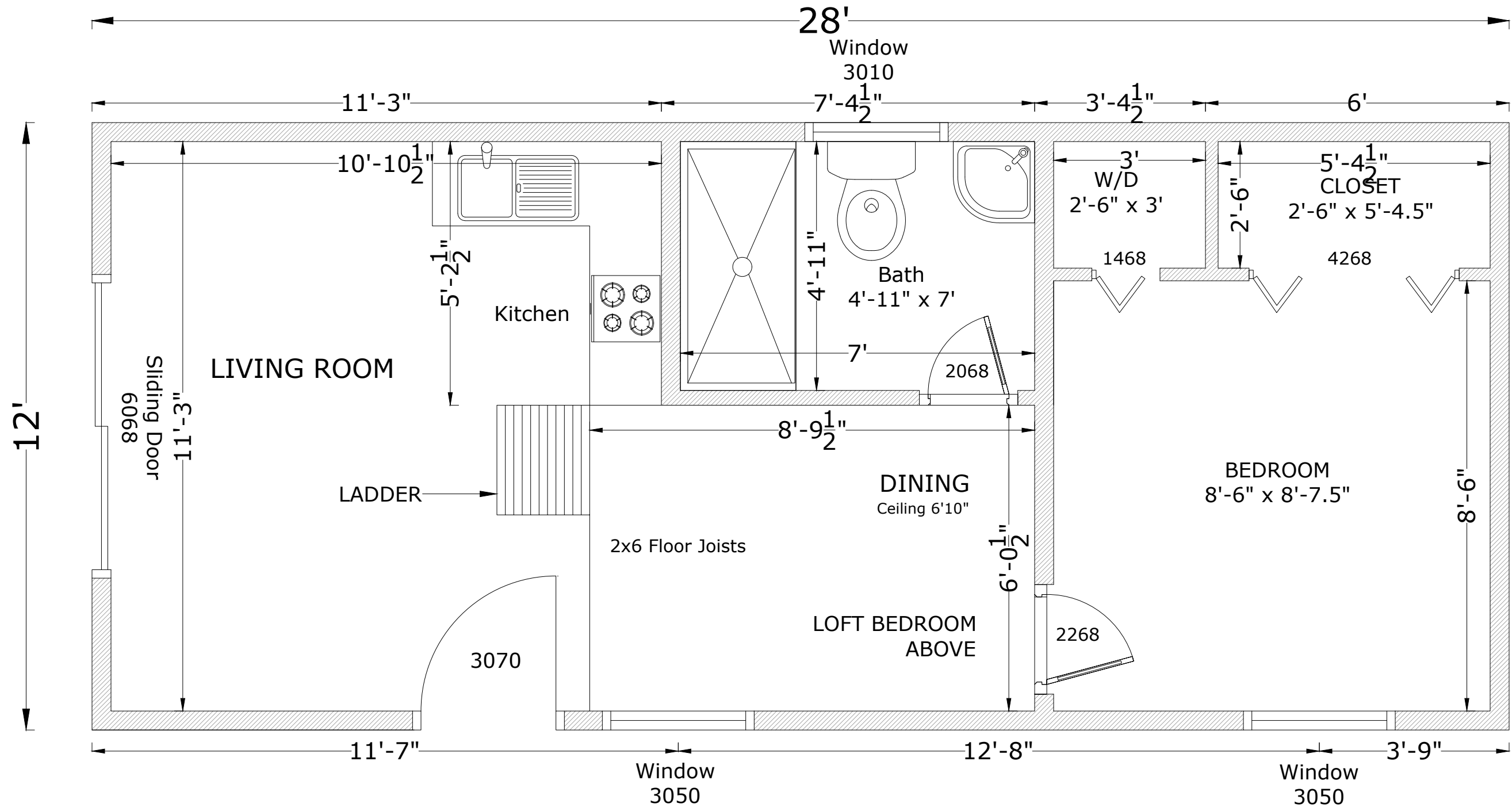


Project ROBBIE AND ALI BODDY RESIDENCE	Structure	-----	Drg. Title FLOOR PLAN	Drawn by	Date	Scale 3/16" = 1'	
	Plumbing	-----					
	Electrical	-----	Drg. Status	Drg. Issued ---	Revision 00	Date	Sheet size: A3
	Contractor	-----					



SECOND FLOOR

Project	ROBBIE AND ALI BODDY RESIDENCE	Structure	-----	Drg. Title	Drawn by	Date	Scale
		Plumbing	-----	FLOOR PLAN			3/16" = 1'
		Electrical	-----	Drg. Status	Drg. Issued	Revision	Sheet size:
		Contractor	-----		---	00	A3



FIRST FLOOR PLAN

SCALE: 1" = 1' - 0"