

Staff Summary Report



Hearing Officer Hearing Date: September 15, 2009

Agenda Item Number: 10

SUBJECT: This is a public hearing for a request by the **MAZZACAVALLO RESIDENCE (PL090313)** located at 8033 South Mill Avenue for one (1) use permit.

DOCUMENT NAME: 20090915dsng02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **MAZZACAVALLO RESIDENCE (PL090313)** (Guy Mazzacavallo, applicant/property owner) located at 8033 South Mill Avenue in the R1-10, Single Family Residential District for:

ZUP09127 Use permit to allow an accessory building (ramada).

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

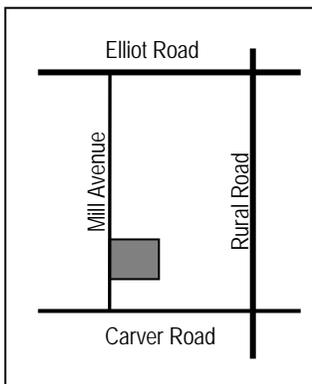
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is requesting a use permit to allow an accessory building (ramada). The property is located at 8033 South Mill Avenue in the R1-10, Single Family Residential District. The freestanding structure is located at the north side of the lot with a building area of 690 s.f. Staff supports the use permit request with the finding that the request meets the criteria for approval of a use permit. To date, staff has received no public input regarding this request.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
4. Site Plan
5. Floor Plan
6. Elevation
7. Staff Photograph

COMMENTS:

The Mazzacavallo Residence is proposing to construct a freestanding building (ramada) on the north side of their property. The property is located at 8033 South Mill Avenue in the R1-10, Single Family Residential District. The proposed structure is 690 s.f. in area. It will include two (2) forty-five (45) s.f. rooms that will be used for storage as well. The structure will be located between the pool and the north side yard property line. Staff recommends approval of the use permit as the structure meets the conditions set forth in the Zoning and Development Code for accessory buildings. To date, staff has received no public input.

Use Permit

The Zoning and Development Code requires a use permit for an accessory structure in the R1-10, Single Family Residential District.

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There should be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within the residential area.
- 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 for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed accessory building would not contribute to neighborhood deterioration or downgrade property values.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed accessory building use appears to be compatible with surrounding uses. The requested use permit will not be detrimental to the surrounding area.

Conclusion

Staff recommends approval of the use permit.

REASONS FOR APPROVAL:

1. There should be no significant increase in vehicular or pedestrian traffic in adjacent areas.
2. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
3. The use appears to be compatible with the site and adjacent properties.
4. There appears to be a demonstrated need for this accessory building.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITIONS
OF APPROVAL:**

1. Obtain all necessary clearances and permits from the Building Safety Division.
2. Ramada to complement main residence in color, form, and material.
3. Height of ramada not to exceed the height of the main residence.

HISTORY & FACTS:

1995 Construction of a new Single Family Residence.

DESCRIPTION:

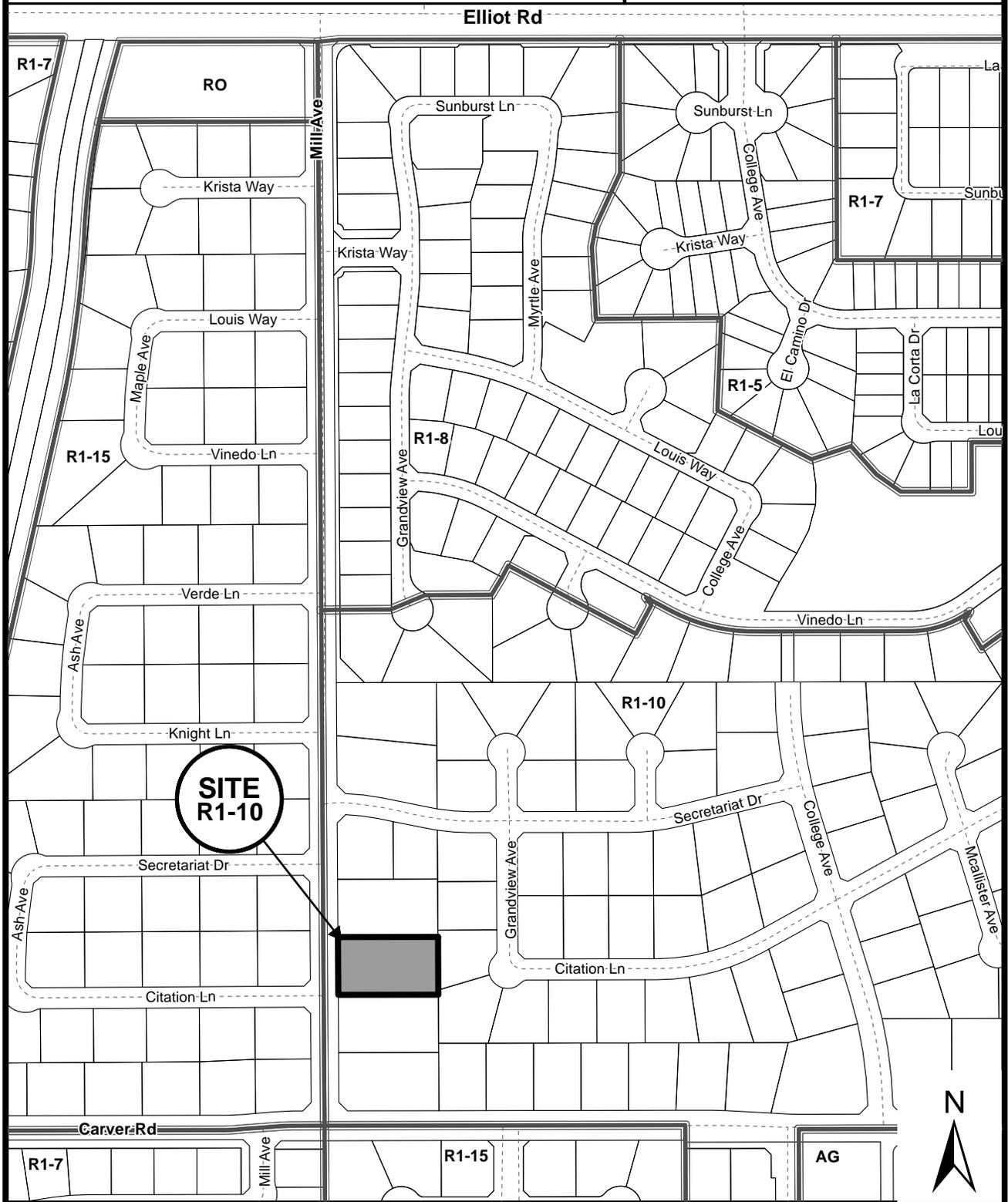
Owner – Guy Mazzacavallo
Applicant – Guy Mazzacavallo
Existing Zoning – R1-10, Single Family Residential District
Proposed Building Area of Ramada – 690 s.f.

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

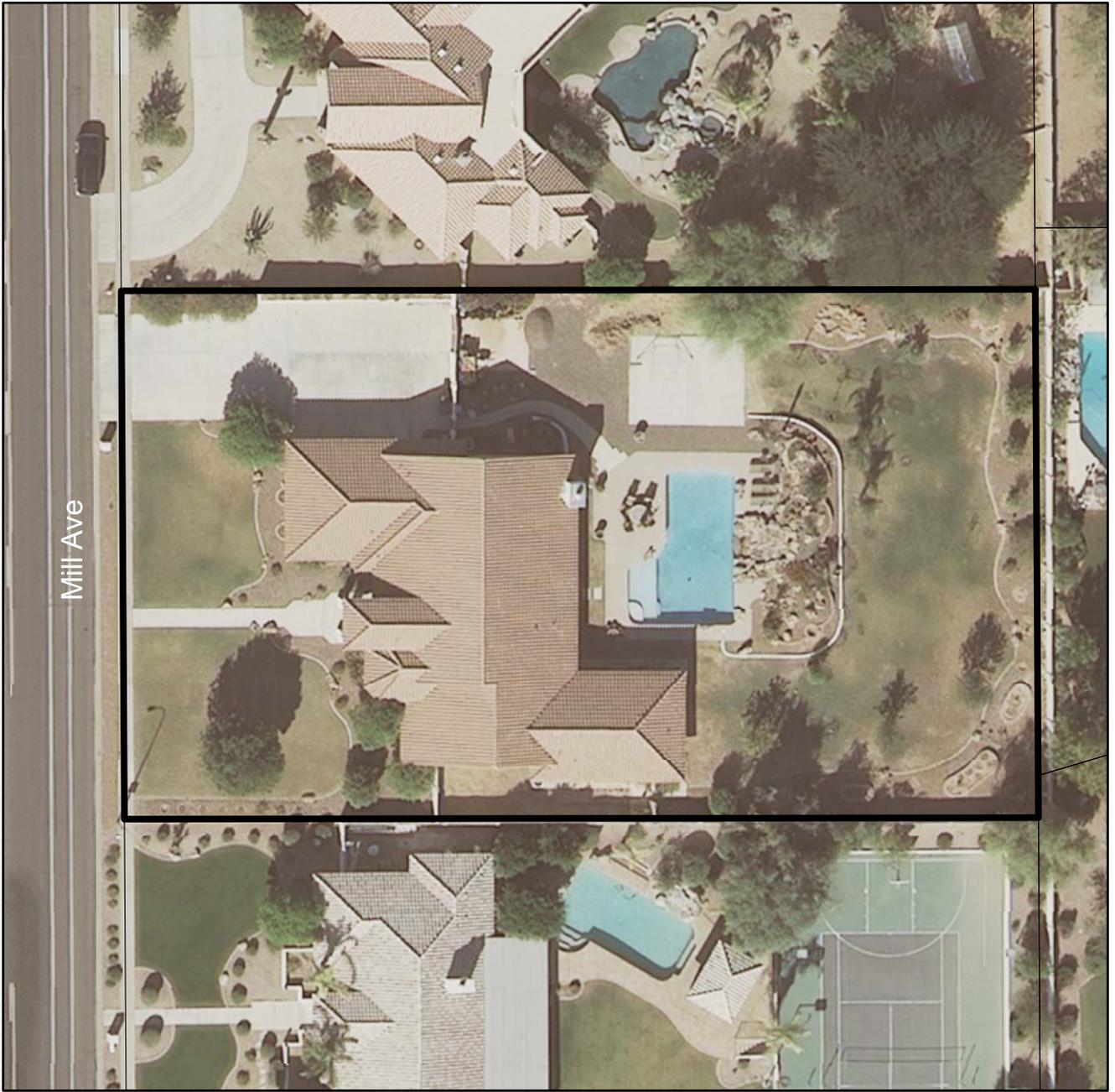
Part 3, Chapter 1, Section 3-102 – Permitted Uses in Residential Districts
Part 3, Chapter 4, Section 3-401 – Accessory Buildings, Uses and Structures
Part 6, Chapter 3, Section 6-308 – Use Permit

MAZZACAVALLO RESIDENCE

PL090313



Location Map



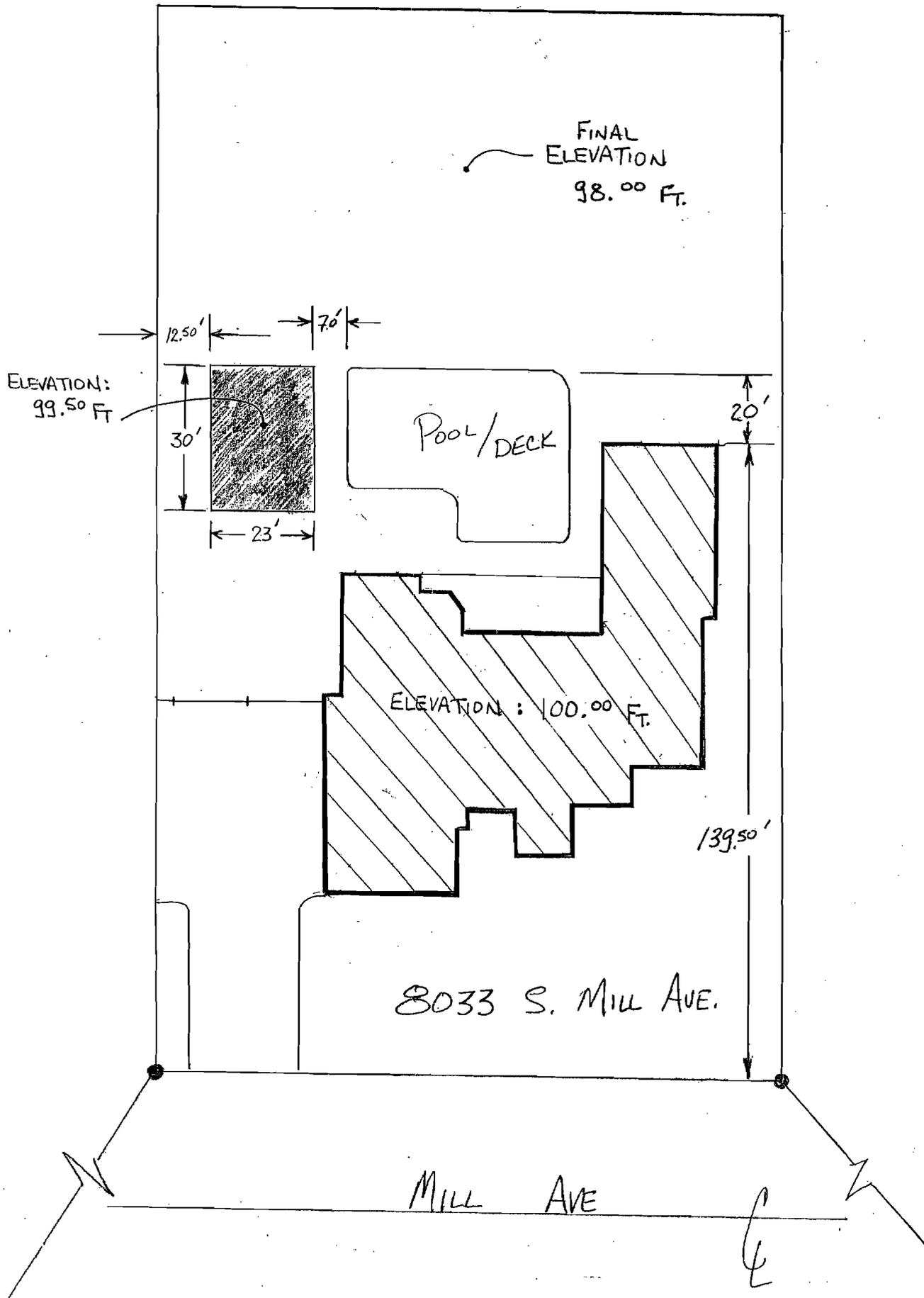
MAZZACAVALLO RESIDENCE (PL090313)

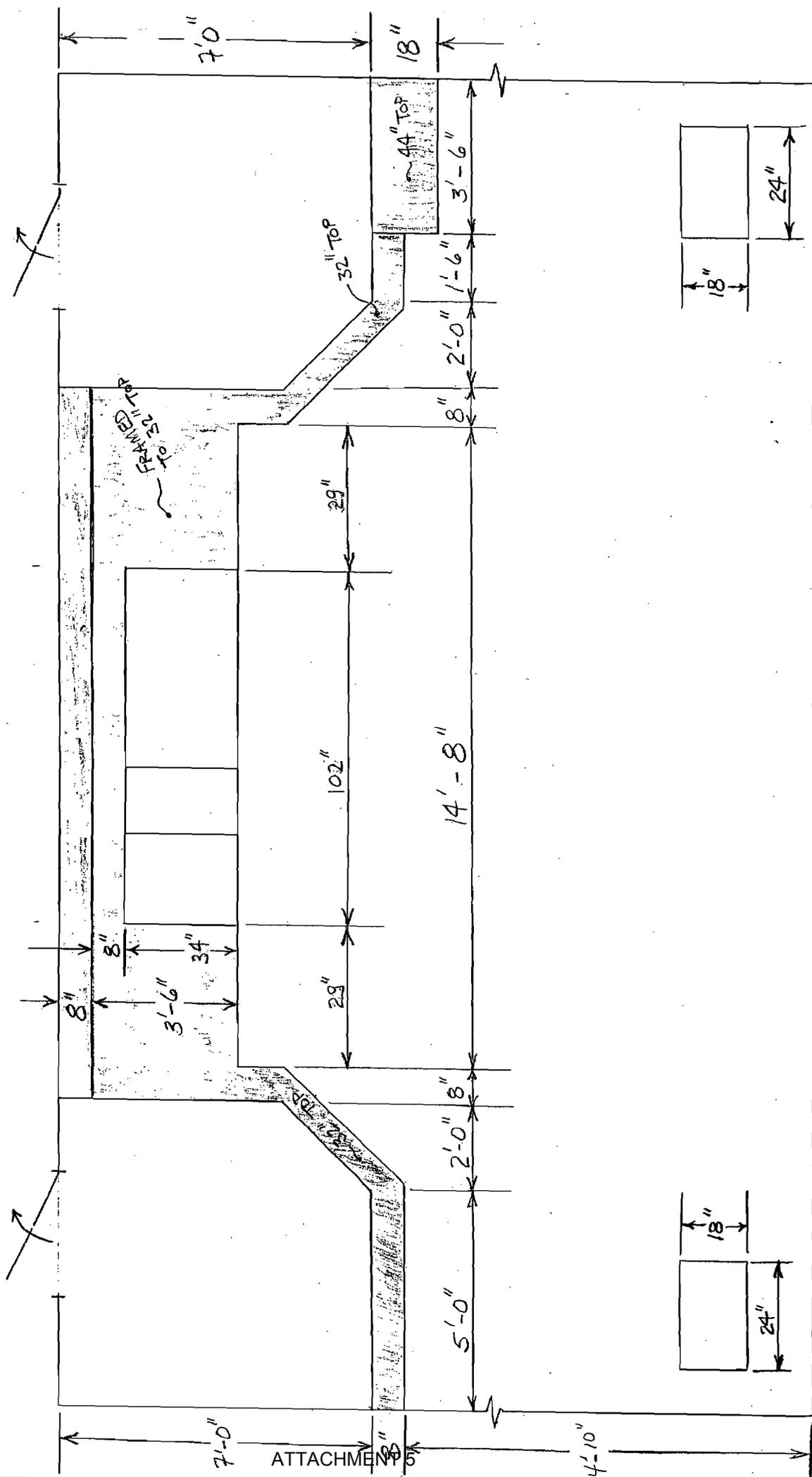
Guy + LESA MAZZACAVALLO
8033 S. MILL AVE.
TEMPE, AZ. (85284)

OUR PLAN IS TO BUILD A RAMADA.
THE RAMADA WILL HAVE TWO 45 SQ FT.
ROOMS THAT WILL BE USED TO STORE
POOL EQUIPMENT AND YARD SUPPLIES.
THE RAMADA WILL PROVIDE SHADE
NEXT TO THE POOL AND WILL BE USED
FOR ENTERTAINMENT.

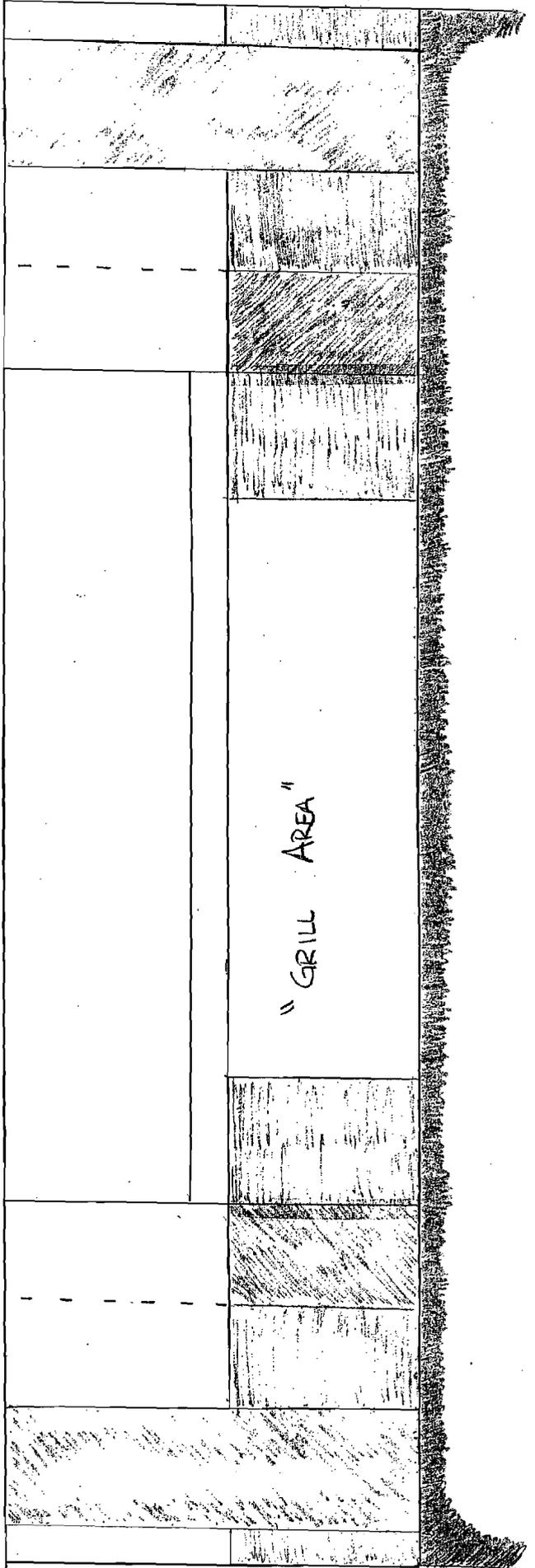
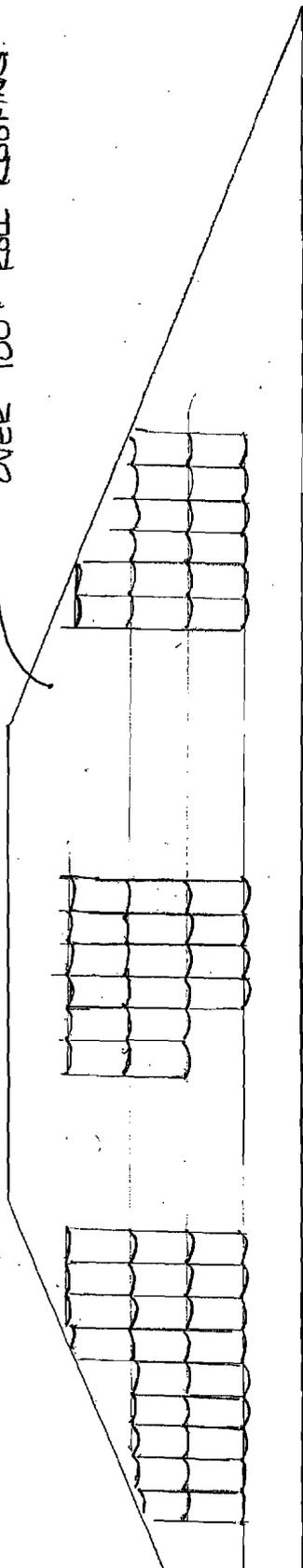
Guy A. Mazzacavallo
08-24-2009

NORTH





CASA GRANDE BROWN TILE
OVER 100# ROLL ROOFING.





MAZZACAVALLO RESIDENCE

8033 SOUTH MILL AVENUE

PL090313

FRONT OF RESIDENCE

