

# Staff Summary Report



Hearing Officer Hearing Date: January 15, 2008

Agenda Item Number: 10

**SUBJECT:** This is a public hearing for a request by the **VASTOLA-SOLEY RESIDENCE (PL070551)** located at 2007 East La Vieve Lane for one (1) use permit.

**DOCUMENT NAME:** 20080115dsac02

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by the **VASTOLA-SOLEY RESIDENCE (PL070551)** (Wes Helbert/Sancturay Builder, applicant; Sam Vastola, property owner) located at 2007 East La Vieve Lane in the AG, Agricultural District for:

**ZUP07209** Use permit to allow a two story home.

**PREPARED BY:** Alan Como, Planner II (480-350-8439)

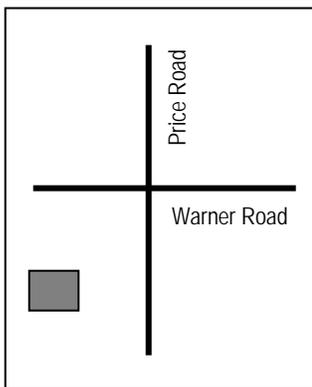
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions (1-2)

**ADDITIONAL INFO:** The Vastola-Soley Residence is requesting a use permit to allow a two story home in the AG residential district. The proposed new home meets all of the setback requirements of the zoning district. Staff recommends approval of this use permit. To date, staff has received only one call from an interested neighbor.



**PAGES:**

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

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
- 5-6. Elevations
7. Staff Photograph(s)

## COMMENTS:

The Vastola-Soley Residence is requesting a use permit to allow a two story home in the AG residential district. The proposed new home meets all of the setback requirements of the zoning district. The property is located at 2007 East La Vieve Lane in the AG, Agricultural District. The architectural review board for Circle G Ranch Unit 4 has approved the plans for this proposed home. The surrounding neighborhood consists of one and two story single-family homes.

To date, staff has received one call from a neighbor interested in what the elevation of the house would look like. The caller did not express opposition to the case.

## Use Permit

The Zoning and Development Code requires a use permit for any single story, single family residence to add a second story. This use permit request meets all applicable tests in the following manner:

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 will 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 proposed two story home is similar to others within the neighborhood; there should be no nuisances.
- 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 proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses

## Conclusion

Staff recommends approval of the use permit, subject to conditions of approval

## REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. There appears to be a demonstrated need for this use at the proposed location.

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

**CONDITION(S)  
OF APPROVAL:**

1. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division.

**HISTORY & FACTS:**

BP071230: Demolition Permit issued for single-family home on 7/25/2007

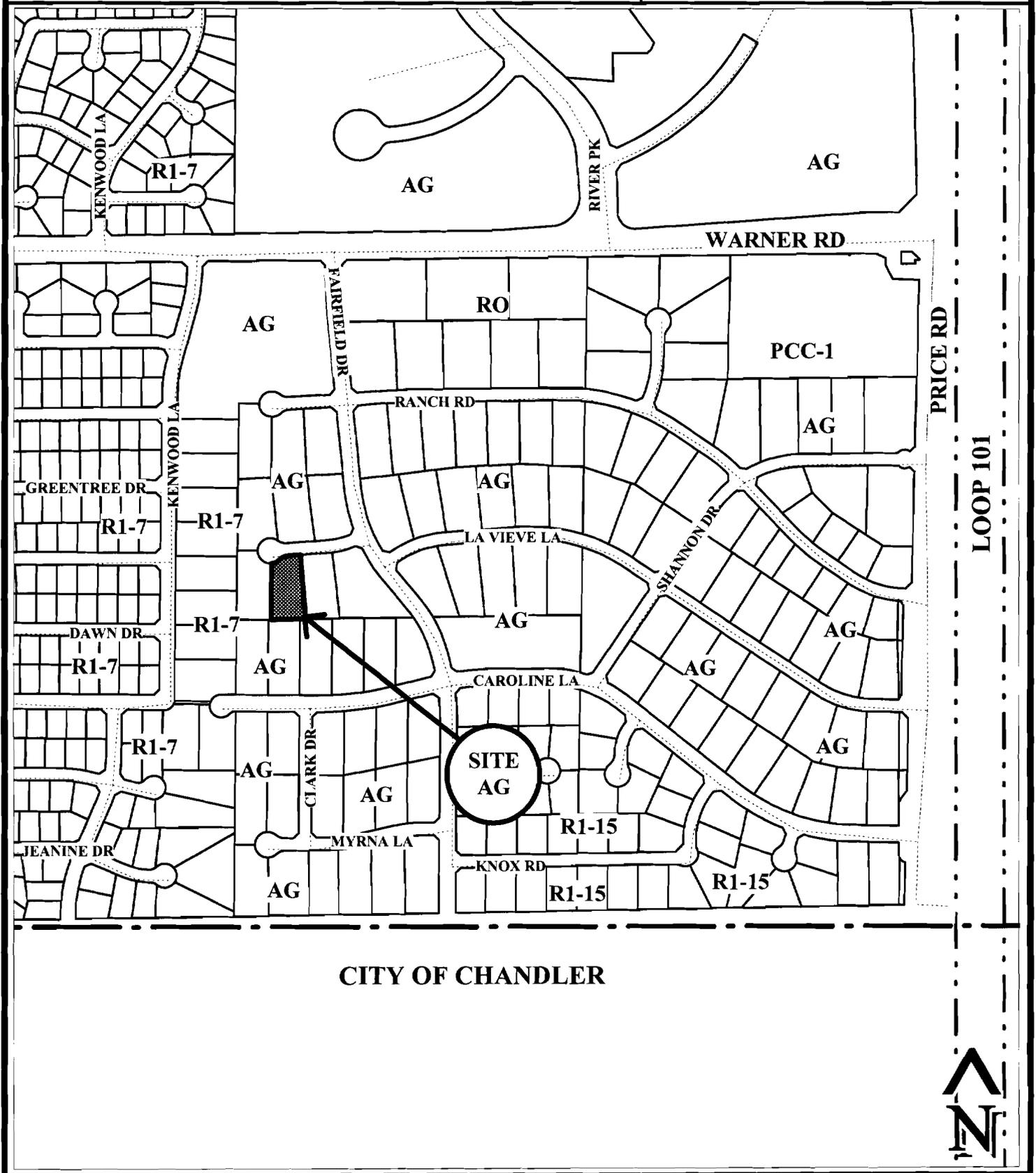
**DESCRIPTION:**                    Owner – Sam Vastola  
   Applicant – Wes Helbert/Sanctuary Builder  
   Existing Zoning – AG, Agricultural District  
   Lot Area – 30,234 s.f. / .69 acres  
   Total Square feet under roof –7,360 s.f.  
   Maximum Lot Coverage (AG) – 25%  
   Proposed Lot Coverage– 24.3 %

**ZONING AND  
DEVELOPMENT**

**CODE REFERENCE:**    Part 3, Chapter 4, Section 3-420 Single-Family Residential Second Story Addition or Rebuild.

VASTOLA - SOLEY RESIDENCE

PL070551





VASTOLA-SOLEY RESIDENCE (PL070551)



RECEIVED  
08 JAN -3 AM 7:37  
TEMPE DEVELOPMENT  
SERVICES DEPARTMENT

**December 26<sup>th</sup>, 2007**

**TO: City of Tempe- Building Safety & Development Services**

**FR: Wes Helbert**

**RE: Vastola Residence- 2007 E. La Vieve Lane.**

---

Mr. Shawn Daffara,

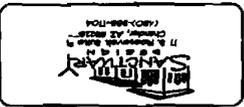
The Vastola residence is to be constructed as a single family residence and to consist of a second story. The original residence was a ranch style architecture which included a basement. However, the new design will not include a basement due to the extra build time and expense. Additionally, the stacked framing reduces cost to the Vastola family by decreasing roofing expenses, while acquiring additional square footage for their living requirements. Furthermore, the Architectural Review Board for Circle G Ranch Unit 4 has previously "*approved*" the plans and the second story. Mr. Karl Tunberg, co -owner of Sanctuary Builder and a resident of Circle G is a current board member and can be reached @ our main office for further information by calling 480-888-1705.

Respectfully submitted,

Wes Helbert  
Purchasing Director

15  
SHEET  
DATE: 12/18/07  
DRAWN BY: J. W. WALKER  
CHECKED BY: J. W. WALKER

ARCHITECTURAL SITE PLAN  
Vastola Residence 2007 E. La Vieve Ln.  
Lot 34 Circle G Ranch in the City Of Tempe

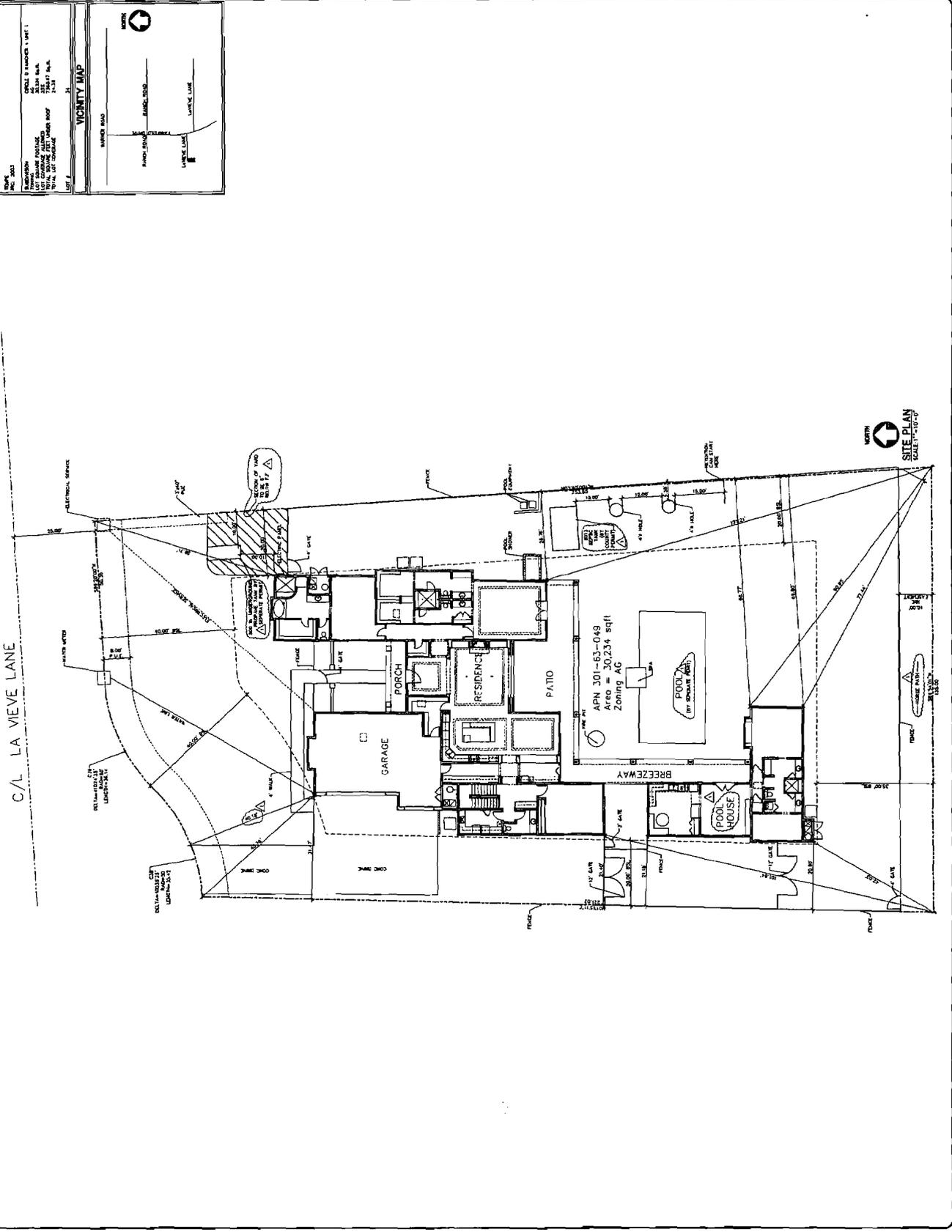


SCD INC.  
480-962-4279  
1700 N. CENTRAL AVENUE  
SUITE 100  
TEMPE, AZ 85281

DATE	12/18/07
BY	J. W. WALKER
CHECKED BY	J. W. WALKER
SCALE	AS SHOWN

December 18, 2007

THIS DRAWING IS A WORKING DRAWING. ALL INFORMATION ON THIS SHEET SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS UNDER ANY CIRCUMSTANCES. DIMENSIONS AS NOTED TAKE PRECEDENCE OVER PICTORIAL REPRESENTATION. N.T.S. DIMENSIONS NOT TO SCALE.



DATE	
JOB NUMBER	
CLIENT	
SHEET	A4.1

EXTERIOR ELEVATIONS  
 Vastola Residence 2007 E. La Vieja Ln  
 Lot 34 Circle G Ranch in the City Of Tempe



SCD INC.  
 480-962-4278  
 480-962-4279  
 480-962-4280  
 480-962-4281  
 480-962-4282  
 480-962-4283  
 480-962-4284  
 480-962-4285  
 480-962-4286  
 480-962-4287  
 480-962-4288  
 480-962-4289  
 480-962-4290  
 480-962-4291  
 480-962-4292  
 480-962-4293  
 480-962-4294  
 480-962-4295  
 480-962-4296  
 480-962-4297  
 480-962-4298  
 480-962-4299  
 480-962-4300

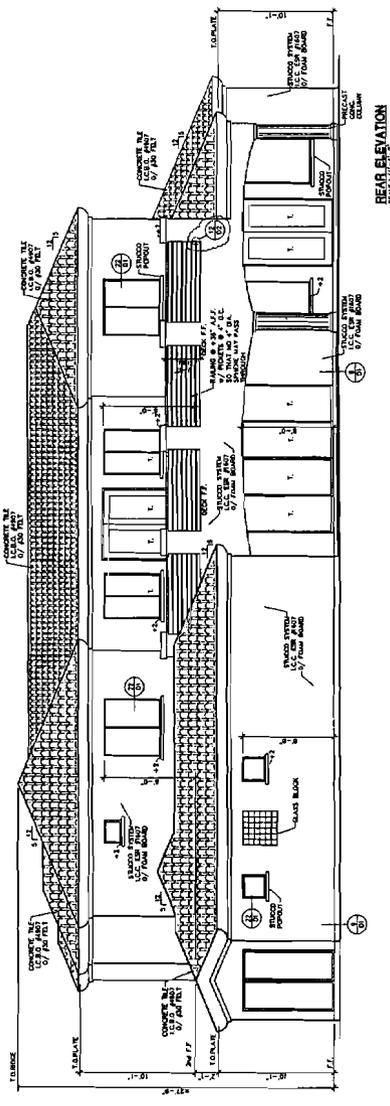
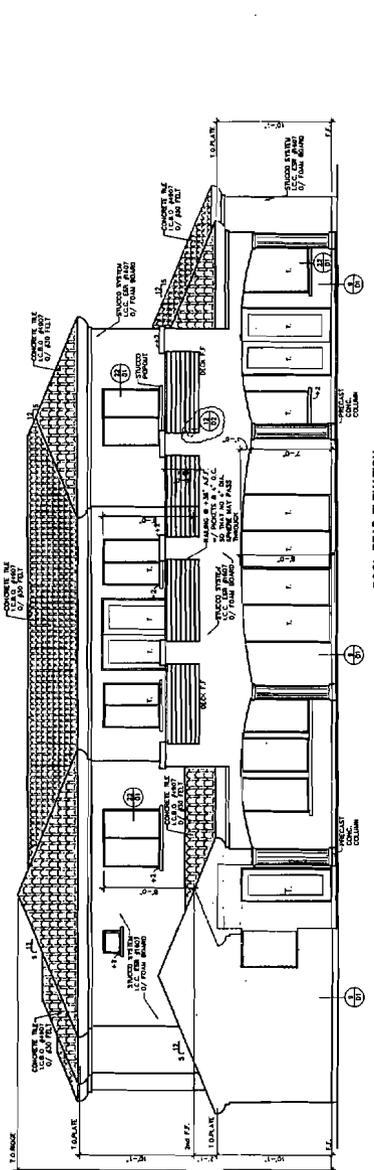
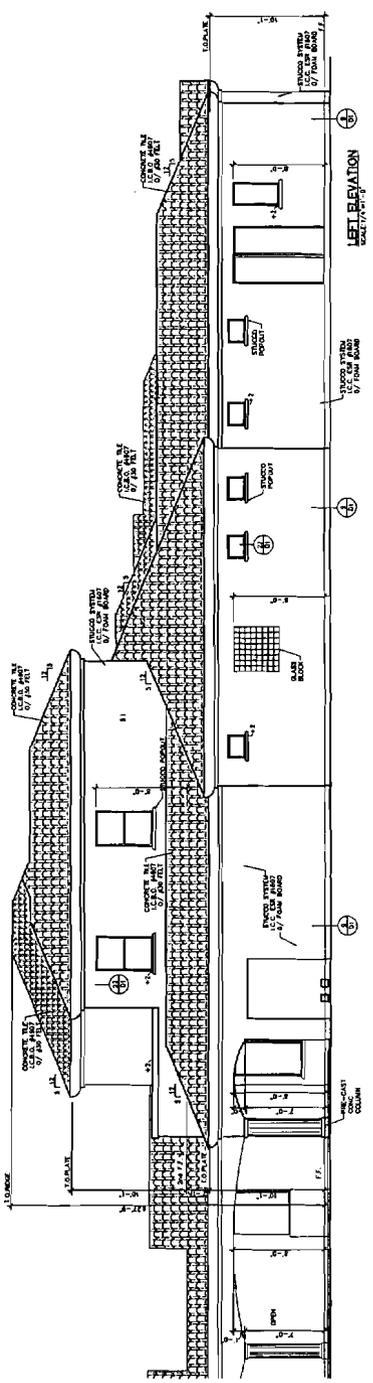
DATE	
JOB NUMBER	
CLIENT	
SHEET	A4.1

December 18, 2007

THIS DRAWING IS A WORKING DRAWING. ALL INFORMATION ON THIS SHEET SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS UNLESS ANY DIMENSIONS OR NOTATIONS ARE SPECIFICALLY INDICATED.

**GENERAL NOTES**

1. REFER TO ALL DRAWINGS FOR DIMENSIONS AND NOTES.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. FINISH GRADES ARE TO BE DETERMINED BY THE SURVEYOR.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE APPROVED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL OR BETTER CONDITION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.







**VASTOLA-SOLEY RESIDENCE**

**2007 E. LA VIEVE LANE**

**PL070551**

**VACANT LOT**