

# Staff Summary Report



Hearing Officer Hearing Date: 9/06/11

Agenda Item Number: 13

**SUBJECT:** This is a public hearing for a request by the **WOOD RESIDENCE** located at 1527 East Louis Way for one (1) use permit.

**DOCUMENT NAME:** 20110906cdsl013 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by the **WOOD RESIDENCE (PL110307)** (Ron Wood, applicant/property owner) located at 1527 East Louis Way in the R1-10, Single Family Residential District for:

**ZUP11082** Use permit to allow an accessory building (shed/barn) 17 ft. in height.

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

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

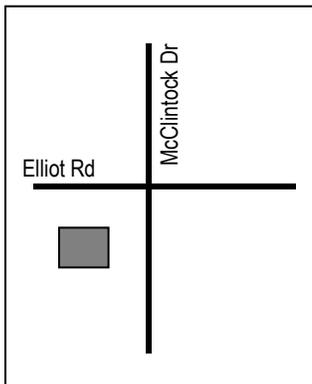
**LEGAL REVIEW BY:** N/A

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

**FISCAL NOTE:** There is no fiscal impact to City funds.

**RECOMMENDATION:** **Staff – Approval, subject to conditions**

**ADDITIONAL INFO:**



The applicant is seeking a use permit to allow an freestanding accessory building 17 ft. in height . The structure is for the purpose of multi-use storage. Staff is in support of the use permit request with the finding that they meet the Zoning and Development Code criteria for approval of a use permit. To date, no public input has been received regarding this case.

**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(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan

## COMMENTS:

The Wood Residence is proposing to construct a freestanding building on the south side of their property. The proposed structure is 1476 s.f. in area and sixteen feet three inches (16 ft. 3 inches) in height. This property is located in R1-10, Single Family Residential District. The proposed structure will be a multi-use storage building. The structure is located nine feet (9 ft.) from the west side yard property line and twelve (12 ft.) feet from the south rear yard property line. To date, no public input has been received.

## Use Permit

The Zoning and Development Code requires accessory buildings that exceed fifteen (15) feet in height to obtain a use permit. In this case for an accessory structure is seventeen (17) feet in height. The height of the structure is within the overall height limits of the R1-10 Zoning District which allows a maximum of thirty (30) feet for any structure.

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 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.
- e) Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public;
  - Not applicable to this residential request.

## Conclusion

Staff recommends approval of this use permit.

## REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general

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

**CONDITION(S)  
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.

**HISTORY & FACTS:**

None pertinent to this case

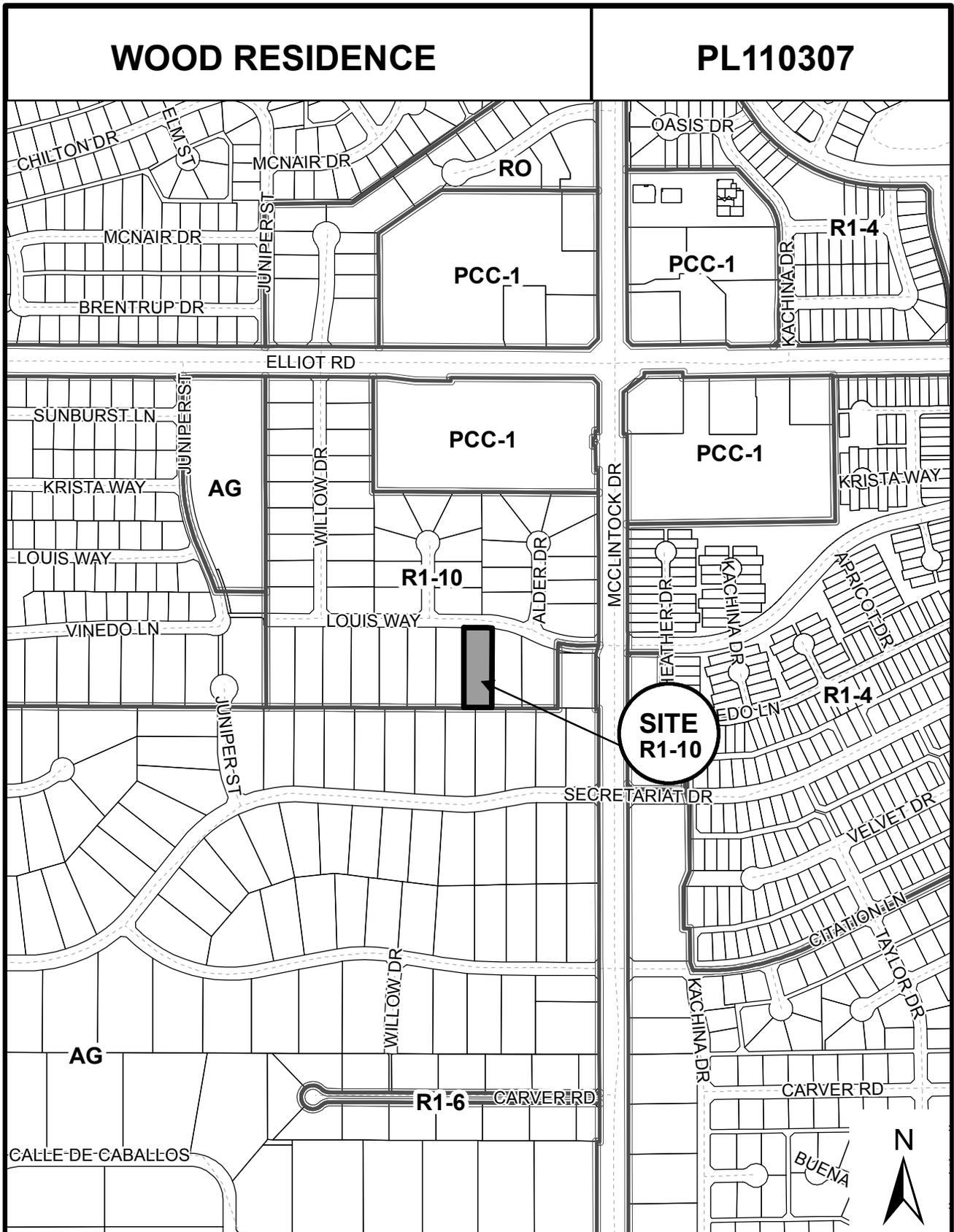
**DESCRIPTION:**

Owner – Ron Wood  
Applicant – Ron Wood  
Existing Zoning – R1-10, Single Family Residential District

**ZONING AND  
DEVELOPMENT**

**CODE REFERENCE:**

Part 4, Chapter 2, Section 4-202.  
Part 6, Chapter 3, Section 6-308 – Use Permit



**Location Map**



**WOOD RESIDENCE (PL110307)**

To: Development Services Department  
City of Tempe  
31 E. 5<sup>th</sup> Street, Tempe AZ 85281  
Attn: Ms. Sherri Lesser, Senior Planner

From: Ron Wood (Property Owner)  
1527 E. Louis Way, Tempe AZ 85284

Date: August 12, 2011

Subject: Letter of Explanation

Per the instructions from the conversation at your office, this memorandum is the "Letter of Explanation" for a proposed construction of a structure on my property at the address specified above. The said structure will be a steel structure on a concrete foundation whose purpose/utility is multi-fold. It will be an enclosed space at the rear of my property for storage as well as a workshop for personal hobbies & crafts. A pair of personal watercraft as well as a vintage automobile will be stored in the structure, and the structure will contain hobby-related tools/equipment/projects.

The structure will be of new construction and engineered by a professional firm specializing in this type of building. It will be erected on a new concrete foundation of a design also specified by the building design engineers.

USE PERMIT

 8-12-11

**Site Plan: 1527 E. Louis Way, Tempe AZ 85284**

