

Hearing Officer FEBRUARY 5, 2008

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: January 15, 2008**
2. Hold a public hearing for a request by the **KERBER RESIDENCE (PL070497)** (Gregory Kerber, applicant/property owner) located at 401 East Hermosa Circle in the R1-6, Single Family Residential District for:
 - ZUP07184** Use permit to park in the front yard setback.
 - VAR07030** Variance to reduce the front yard setback from fifteen feet (15') to seven feet (7') for an open structure.
 - VAR08002** Variance to reduce the west side yard setback from five feet (5') to three feet (3') for an open structure. **ADDED BY DEVELOPMENT SERVICES****CONTINUED FROM JANUARY 15, 2008 HEARING OFFICER**

STAFF REPORT: [HOr_KerberRes_020508.pdf](#)
3. Hold a public hearing for a request by **INHERMISSION (PL070536)** (Virginia Blatchley, applicant/property owner) located at 522 West 1st Street, #105 in the MU-2, Mixed Use, Medium Density District:
 - ZUP08002** Use permit to allow a massage therapy business located in a mixed use district.

STAFF REPORT: [HOr_Inhermission_020508.pdf](#)
4. Hold a public hearing for a request by the **RICHARDSON RESIDENCE (PL070545)** (James Richardson, applicant/property owner) located at 2006 South El Camino Drive in the R1-6, Single Family Residential District for:
 - VAR08001** Variance to increase the wall height to eight feet (8') in the front yard setback.**CONTINUED TO FEBRUARY 19, 2008 HEARING OFFICER**
5. Hold a public hearing for a request by the **MCCURDY RESIDENCE (PL070553)** (Brad McCurdy, applicant/property owner) located at 1709 South La Rosa Drive in the R1-6, Single Family Residential District for:
 - VAR07032** Variance to reduce the rear yard setback from fifteen (15) feet to five (5) feet.

STAFF REPORT: [HOr_McCurdyResidence_020508.pdf](#)

6. Hold a public hearing for a request by the **MINGUA RESIDENCE (PL080002)** (Sam Mingua, applicant/property owner) located at 1530 West 5th Place in the R1-6, Single Family Residential District for:

ZUP08005 Use permit to allow an accessory building.

ZUP08006 Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen feet (15') to twelve feet (12').

CONTINUED TO FEBRUARY 19, 2008 HEARING OFFICER

7. Hold a public hearing for a request by **ADULT TRANSITIONS INC. (PL080006)** (Trevor Hinton/Trevor Byan Builders, applicant; Javier & Diana Perez, property owner) located at 8650 South Los Feliz Drive in the R1-7, Single Family Residential District for:

ZUP08007 Use permit to allow parking in the front yard setback.

STAFF REPORT: [HOr_AdultTransitions_020508.pdf](#)

8. Hold a public hearing for a request by **LAKES TOWNE CENTER – LOWES (PL070361)** (Parizaad Holliday/Lowes, applicant; Rural Baseline LLC/Kitchell Development Company, property owner) located at 777 East Baseline road in the PCC-2, Planned Commercial Center General District for:

ZUP08008 Use permit to allow outdoor display.

ZUP08009 Use permit to allow vehicle renting.

STAFF REPORT: [HOr_LakesTowneCenterLowes_020508.pdf](#)

ABATEMENT CASES

9. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **CANZANO RESIDENCE (PL070073/ABT08001)** (Robert Canzano, property owner) Complaint CE075391 located at 1133 East Concorda Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_CanzanoResAbate_020508.pdf](#)

10. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **JAMES RESIDENCE (PL070554/ABT08002)** (Elise James, property owner) Complaint CE071292 located at 2415 South Evergreen Road in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_JamesResAbate_020508.pdf](#)

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.