

**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:

APPROVED ZUP07184 Use permit to park in the front yard setback.

DENIED VAR07030 Variance to reduce the front yard setback from fifteen feet (15') to seven feet (7') for an open structure.

DENIED 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](#)

APPROVED

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](#)

APPROVED

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](#)

DENIED

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](#)

APPROVED

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](#)

APPROVED

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](#)

APPROVED

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.

*E-Mailed 17 January 2008; 12 Noon
Advertised Monday, 21 January 2008*