

Hearing Officer April 1, 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: February 19, 2008 & March 18, 2008**
2. Hold a public hearing for a request by the **HARRISON RESIDENCE (PL080060)** (Jared Malone/Design Profile, applicant; William & Maureen Harrison Jr., property owners) located at 5519 South Compass Road in the R1-6, Single Family Residential District for:

 ZUP08031 Use permit to allow a second story addition.
 VAR08005 Variance to reduce the north side yard setback from five (5) feet to zero (0) feet.

 STAFF REPORT: [HOr_HarrisonRes_040108.pdf](#)
3. Hold a public hearing for a request by **ANA'S DAY CARE (PL080062)** (Ana Nguyen, applicant/property owner) located at 454 West Laron Lane in the R1-6, Single Family Residential District for:

 ZUP08029 Use permit to allow a home day care center for up to ten (10) children.
 WITHDRAWN BY APPLICANT
4. Hold a public hearing for a request by **SPRINT NEXTEL (PL080074)** (Brandon Brown/Reliant Land Services, applicant; Mijon III LLC, property owner) located at 225 East Apache Boulevard in the R/O, Residential/Office District for:

 ZUP08032 Use permit to allow additional antennas on an existing array.

 STAFF REPORT: [HOr_SprintNextel_TwinPalms_040108.pdf](#)
5. Hold a public hearing for a request by the **ARMIJO RESIDENCE (PL080077)** (Nash & Virginia Armijo, applicants/property owners) located at 1122 East Broadmor Drive in the R1-6, Single Family Residential District for:

 VAR08006 Variance to reduce the east side yard setback from five (5) feet to zero (0) feet.

 STAFF REPORT: [HOr_ArmijoRes_040108.pdf](#)
6. Hold a public hearing for a request by **BROADWAY VILLAGE – SMOKE MART (PL080078)** (Saleem Masri, applicant; MPB Realty Services, property owner) located at 818 West Broadway Road, Suite No. 105A in the CSS, Commercial Shopping and Services District for:

 ZUP08033 Use permit to allow a smoke shop.

 STAFF REPORT: [HOr_SmokeMart_040108.pdf](#)

7. Hold a public hearing for a request by the **EVENSON RESIDENCE (PL080079)** (Al Evenson, applicant/property owner) located at 421 East Sunburst Lane in the R1-7, Single Family Residential District for:

ZUP08034 Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

ZUP08035 Use permit standard to reduce the east side yard setback by twenty percent (20%) from seven (7) feet to five (5) feet six (6) inches.

ZUP08040 Use permit standard to reduce the west side yard setback by twenty percent (20%) from seven (7) feet to five (5) feet six (6) inches.

STAFF REPORT: [HOr_EvensonRes_040108.pdf](#)

8. Hold a public hearing for a request by the **MURPHY PROPERTY (PL080089)** (Patrick Murphy, applicant/property owner) located at 1420 South Oakley Place in the R1-6, Single Family Residential District for:

ZUP08036 Use permit to allow parking in the front yard setback.

STAFF REPORT: [HOr_MurphyProp_040108.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 **ROWE RESIDENCE (PL070487/ABT07029)** (Richard Rowe, property owner) Complaint CE073237 located at 1405 North Rose Street in the R1-6, Single Family Residential District.

CONTINUED FROM MARCH 18, 2008 HEARING OFFICER

STAFF REPORT: [HOr_RoweResAbate_040108.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 **FELSINGER RESIDENCE (PL080076/ABT08004)** (Arthur Felsinger, property owner) Complaint CE072099 located at 1031 East Lilac Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_FelsingerResAbate_040108.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.

E-Mailed 12 March 2008, 2:30 PM

Advertised Monday 17 March 2008

Modified Thursday, 27 March 2008 to include continued abatement case (Rowe Residence)& withdrawn case (Ana's Day Care)