

**Hearing Officer
April 15, 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: April 1, 2008**
2. Hold a public hearing for a request by **UNIVERSITY LUTHERAN CHURCH - T-MOBILE (PL080032)** (Rulon Anderson/T-Mobile West Corp, applicant; The University Lutheran Church Inc., property owner) located at 340 East 15th Street in the R1-6, Single Family Residential District for:

ZUP08042 Use permit to allow a wireless antenna (sixty-five (65) foot monopalm).

STAFF REPORT: [HOr_TMobileUnivLuth_041508.pdf](#)
DENIAL
3. Hold a public hearing for a request by the **TURLEY RESIDENCE (PL070232)** (Neil Sheiner/Sheiner & Associates, applicant; Tom Turley, property owner) located at 947 East Carver Road in the AG, Agricultural District for:

ZUP08043 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.
ZUP08049 Use permit standard to reduce the east side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

STAFF REPORT: [HOr_TurleyRes_041508.pdf](#)
APPROVED
4. Hold a public hearing for a request by **LA PITA BAR & GRILL (PL080102)** (James Hoffman/ La Pita on Mill LLC, applicant; Reds Moviola Inc., property owner) located at 505 South Mill Avenue in the CC, City Center District for:

ZUP08048 Use permit to allow live entertainment (karaoke, DJ, live acoustic music).

STAFF REPORT: [HOr_LaPita_041508.pdf](#)
APPROVED
5. Hold a public hearing for a request by the **LEWIS RESIDENCE (PL080107)** (Marshall & Virginia Lewis, applicant;/property owner) located at 330 East Lilac Drive in the R1-4, Single Family Residential District for:

VAR08007 Variance to reduce the rear yard setback from ten (10) feet to three (3) feet (patio cover).

STAFF REPORT: [HOr_LewisRes_041508.pdf](#)
APPROVED AS A 20% REDUCTION IN REAR YARD SETBACK TO EIGHT (8) FEET.

6. Hold a public hearing for a request by the **OASIS CAFE (PL080093)** (Ed Shalabi, applicant; Business Properties Partnership No. 41, property owner) located at 1731 East Broadway Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08044 Use permit to allow a Hookah Lounge/ Tobacco Retailer.

CONTINUED TO MAY 6, 2008 HEARING OFFICER

7. Hold a public hearing for a request by **MEMO'S CAFE (PL080109)** (Ramez Rabata/Memos Café LLC, applicant; Red Mountain Retail Group, property owner) located at 1845 East Broadway Road, Suite 9 in the CSS, Commercial Shopping & Services District for:

ZUP08045. Use permit to allow a Hookah Lounge/ Tobacco Retailer.

STAFF REPORT: [HOr_MemosCafe_041508.pdf](#)

APPROVED

8. Hold a public hearing for a request by **THREE ROOTS COFFEE HOUSE (PL080106)** (Robin Bundy & Albert Quhuis/The Mat Corner Inc., applicant/property owner) located at 1020 South Mill Avenue in the CC, City Center District for:

ZUP08046 Use permit to allow live entertainment (poetry, live acoustic and amplified music).

STAFF REPORT: [HOr_3RootsCoffeeHs_041508.pdf](#)

APPROVED

9. Hold a public hearing for a request by **BETHANY CHRISTIAN SCHOOL (PL080059)** (Scott Wunderlich/Cityspaces, applicant; Bethany Christian School, property owner) located at 6304 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08047 Use permit to allow the addition of two (2) modular buildings.

CONTINUED TO MAY 6, 2008 HEARING OFFICER

10. Hold a public hearing for a request by the **McLOUGHLIN RESIDENCE (PL080115)** (David Koss/Tuff Shed, applicant; John McLoughlin, property owner) located at 428 East Alameda Drive in the R1-6, Single Family Residential District for:

ZUP08050 Use permit to allow an accessory building for storage.

STAFF REPORT: [HOr_McLoughlinRes_041508.pdf](#)

APPROVED

ABATEMENT CASES

11. 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 **FAGAN RESIDENCE (PL080086/ABT08005)** (Shane Fagan, property owner) Complaint CE080101 located at 4433 South Poplar Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_FaganResAbate_041508.pdf](#)
APPROVED

12. 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 **HAZELTON PROPERTY (PL080087/ABT08006)** (Patrick Hazelton, property owner) Complaint CE075217 located at 1219 South Maple Avenue in the R-2, Multi-Family Residential District.

STAFF REPORT: [HOr_HazeltonPropertyAbate_041508.pdf](#)
APPROVED ABATEMENT FOR WEED REMOVAL.

CONTINUED ABATEMENT REQUEST FOR GRAFFITI AND TO INSTALL POSTS/ RAILING TO PROHIBIT VEHICLE PARKING ON DIRT LOT. CONTINUE TO THE MAY 6, 2008 HEARING OFFICER AGENDA.

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 27 March 2008, 11:00 AM
Advertised Monday 31 March 2008
Modified Monday 07 April 2008 to indicate continued cases*