

**Hearing Officer
May 20, 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: May 6, 2008

2. Hold a public hearing for a request by the **NANNAPANENI RESIDENCE (PL060629)** (Ravi Nannapaneni, applicant/property owner) located at 1026 East Knox Road in the AG, Agricultural District for:

VAR08009 Variance to increase wall height in the front yard setback from four (4) feet to six (6) feet.

STAFF REPORT: [HOr_NannapaneniRes_052008.pdf](#)

APPROVED

3. Hold a public hearing for a request by **WALGREENS PLAZA - H B TOBACCO (PL060676)** (Anis Ben Harzallah, applicant; Mark Stoneman/Stoneman Properties, property owner) located at 53 East Broadway Road in the CSS, Commercial Shopping and Services District for:

ZUP08068 Use permit to allow a hookah lounge/tobacco retailer.

STAFF REPORT: [HOr_HBTobacco_052008.pdf](#)

APPROVED

4. Hold a public hearing for a request by the **TEMPE EAST KINGDOM HALL OF JEHOVAH'S WITNESSES (PL070190)** (Lauren Leuning, applicant; Tempe East Kingdom Hall of Jehovah's Witnesses, property owner) located at 4400 South Butte Avenue in the R1-6, Single Family Residential District for:

ZUP08069 Use permit to exceed 125% of the maximum allowable parking.

STAFF REPORT: [HOr_EastKingdomHall_052008.pdf](#)

HEARING OFFICER CONTINUED CASE TO JUNE 3

5. Hold a public hearing for a request by **PRECISION DIE AND STAMPING (PL070420)** (Sam McGuffin/Cawley Architects, applicant; Precision Die & Stamping, property owner) located at 1744 West 10th Street in the GID, General Industrial District for:

VAR08010 Variance to reduce the street side yard setback from twenty-five (25) feet to twelve (12) feet.

STAFF REPORT: [HOr_PrecisionDieStamp_052008.pdf](#)

APPROVED

6. Hold a public hearing for a request by **SPRINT NEXTEL (PL080026)** (Amy Million/Sprint Nextel, applicant; ~~Arizona Mills Tempe West Investors LLC~~, property owner) located at 1403 West Baseline Road in the GID, General Industrial District for:

ZUP08016 Use permit to allow additional antennas on an existing monopole.
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT

STAFF REPORT: [HOr_SprintNextel_BaselineRd_052008.pdf](#)

APPROVED

7. Hold a public hearing for a request by the ~~TALIANI~~ **TAHILIANI RESIDENCE (PL080121)** (Matt Price/SW Commercial Services Inc., applicant; Harry Tahiliani, property owner) located at 1101 East Warner Road, Estate ~~442~~ **151**, in the R1-15, Single Family Residential and **AG, Agricultural** Districts for:

ZUP08056 Use permit to allow an accessory building (ramada).
ZUP08065 Use permit to allow an accessory structure (batting cage).
CONTINUED FROM MAY 6, 2008 HEARING OFFICER
CORRECTED BY DEVELOPMENT SERVICES DEPARTMENT

STAFF REPORT: [HOr_TahilianiRes_052008.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **BUNGER RESIDENCE (PL080135)** (William Bunger, applicant/property owner) located at 1936 East Calle De Arcos in the R1-7, Single Family Residential District for:

ZUP08070 Use permit to allow an accessory building (garage / work shop).

STAFF REPORT: [HOr_BungerRes_052008.pdf](#)

APPROVED

9. Hold a public hearing for a request by **BROADWAY CENTER – TUMBLEWEED CENTER FOR YOUTH DEVELOPMENT TYRC (PL080139)** (Richard Geasland/Tumbleweed Center for Youth Development, applicant; Saia Family L/P, property owner) located at 1310 East Broadway Road, Suite No. 102, in the CSS, Commercial Shopping and Services District for:

ZUP08071 Use permit to allow a youth resource center.

CONTINUED AT THE REQUEST OF THE APPLICANT

10. Hold a public hearing for a request by **DARLA'S PROFESSIONAL THERAPEUTIC MASSAGE (PL080140)** (Darla Walgenbach, applicant; Paul Wenz, property owner) located at 2409 South Rural Road, Suite No. B-1, in the R/O, Residential/Office District for:

ZUP08072 Use permit to allow a massage therapist.

STAFF REPORT: [HOr_DarlasMassage_052008.pdf](#)

APPROVED

11. Hold a public hearing for a request by the **HERNANDEZ RESIDENCE (PL080142)** (Antonio Hernandez, applicant/property owner) located at 5430 South El Camino Drive in the R1-6, Single Family Residential District for:

ZUP08073 Use permit to allow a second story addition.

STAFF REPORT: [HOr_HernandezRes_052008.pdf](#)

APPROVED

12. Hold a public hearing for a request by the **KLETT RESIDENCE (PL080144)** (Stan Patton, applicant; Mark & Emily Klett, property owners) located at 1136 South Ash Avenue in the R-3R, Multi-Family Residential Restricted District for:

ZUP08074 Use permit to allow a second story addition (studio / work shop).

VAR08011 Variance to reduce the north side yard setback from ten (10) feet to three (3) feet ten (10) inches.

CONTINUED AT THE REQUEST OF THE APPLICANT

13. Hold a public hearing for a request by **COLLEGE PARK SHOPPING CENTER - WHOLE FOODS MARKET (PL080145)** (Rafael Buerba/KDRA Associates, applicant; Whole Foods Market, property owner) located at 5120 South Rural Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08075 Use permit to allow outdoor storage.

STAFF REPORT: [HOr_WholeFoods_052008.pdf](#)

APPROVED

14. Hold a public hearing for a request by **PHOENIX 1 PLAZA – NEXTLINK WIRELESS INC. (PL080147)** (Sonya Okamoto/PlanCom Inc., applicant; Fountainhead Corporation LLC, property owner) located at 2625 South Plaza Drive in the GID, General Industrial District for:

ZUP08076 Use permit to allow roof top wireless antennas.

CONTINUED AT THE REQUEST OF THE APPLICANT

15. Hold a public hearing for a request by the **CHAMBERLAIN RESIDENCE (PL080148)** (Tess Jones Odenwald/The Phactory, applicant; Michael & Judy Chamberlain, property owners) located at 2036 East Myrna Lane in the AG, Agricultural District for:

ZUP08077 Use permit standard to reduce the front yard setback by twenty percent (20%) from forty (40) feet to thirty-two (32) feet.

ZUP08078 Use permit standard to reduce the west side yard setback by twenty percent (20%) from twenty (20) feet to sixteen (16) feet.

STAFF REPORT: [HOr_ChamberlainRes_052008.pdf](#)

APPROVED

16. Hold a public hearing for a request by **INFERNO FITNESS LLC (PL080149)** (Matthew Lucas, applicant; BME Land Development & Construction Inc., property owner) located at 2027 East Cedar Street in the GID, General Industrial District for:
ZUP08079 Use permit to allow a personal fitness center in the GID, General Industrial District.

STAFF REPORT: [HOr_InfernoFitness_052008.pdf](#)

APPROVED

17. Hold a public hearing for a request by the **CARRAZCO RESIDENCE (PL080150)** (Russ Conway/Classic Stellar Homes Inc., applicant; Francisco & Eva Carrazco, property owners) located at 1534 East Calle de Caballos in the AG, Agricultural District for:

ZUP08080 Use permit to allow the construction of a two (2) story home.

STAFF REPORT: [HOr_CarrazcoRes_052008.pdf](#)

APPROVED

18. Hold a public hearing for a request by **ALL ABOUT YOU MEDSPA – BECKY ABBOTT – MASSAGE THERAPY (PL080157)** (Becky Abbott, applicant; Amboly, property owner) located at 7517 South McClintock Drive, Suite No. 103 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP08082 Use permit to allow massage therapy.

STAFF REPORT: [HOr_AbbottMassage_052008.pdf](#)

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ABATEMENT CASES

19. 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 **MARONEY RESIDENCE (PL080137/ABT08007)** (Patrick R. Maroney, property owner) Complaint CE074728 located at 1952 East Concorda Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_MaroneyResAbate_052008.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 01 May 2008, 11:30 AM

Advertised Monday 05 May 2008

Modified 13 May 2008 to indicate continued cases/correction to property owner