

**Hearing Officer  
JANUARY 6, 2009**

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

1. **CONSIDERATION OF MEETING MINUTES: December 16, 2008**  
**CONTINUED TO JANUARY 20, 2009 HEARING OFFICER**
2. Hold a public hearing for a request by the **HEMMINGS RESIDENCE (PL080432)** (David Ullrich/Cornerstone Remodeling Corporation, applicant; Shawn Hemmings, property owner) located at 5508 South El Camino Drive in the R1-6, Single Family Residential District for:

**ZUP08187** Use permit to increase the maximum allowable lot coverage by two percent (2%) from forty-five percent (45%) to forty-seven percent (47%).

**VAR08024** Variance to reduce the front yard setback for an open structure from fifteen (15) feet to ~~eight (8)~~ seven (7) feet. **MODIFIED BY DEVELOPMENT SERVICES**

**CONTINUED FROM THE DECEMBER 16, 2008 HEARING OFFICER**

**STAFF REPORT:** [HOr\\_HemmingsRes\\_010609.pdf](#)

**APPROVED**

3. Hold a public hearing for a request by the **BOWERS RESIDENCE (PL080451)** (William Gordon/Desert Rose Architectural Engineering LLC, applicant; Judy Bowers, property owner) located at 902 South Farmer Avenue in the R-3, Multi-Family Residential Limited District for:

**ZUP08184** Use permit standard to reduce the west rear yard setback by twenty (20) percent from fifteen (15) feet to twelve (12) feet.

**ZUP08185** Use permit to reduce the on site parking setback from twenty (20) feet to sixteen (16) feet.

**VAR08027** Variance to reduce the on site driveway length from twenty (20) feet to sixteen (16) feet. (Twenty-two (22) feet available distance behind sidewalk.)

**STAFF REPORT:** [HOr\\_BowersRes\\_010609.pdf](#)

**APPROVED, WITH ADDITIONAL CONDITION # 2**

4. Hold a public hearing for a request by the **GUILLEN RESIDENCE (PL080454)** (Larry Chouanard/LC Design & Drafting, applicant; Salvador Guillen, property owner) located at 2622 West Carson Road in the R1-6, Single Family Residential District for:

**ZUP08186** Use permit to allow required parking in the front yard setback.

**STAFF REPORT:** [HOr\\_GuillenRes\\_010609.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.

Advertised Monday, 22 December 2008