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**Hearing Officer  
MARCH 17, 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: March 3, 2009**

2. Hold a public hearing for a request by the **COTTRELL RESIDENCE (PL070162)** (Craig & Andrea Cottrell, applicants/property owners) located at 923 East Carver Road in the AG, Agricultural District for:

**ZUP09033** Use permit to allow a second story addition.

**VAR09002** Variance to reduce the front yard setback from forty (40) feet to twenty-four (24) feet.

STAFF REPORT: [HOr\\_CottrellRes\\_031709.pdf](#)

**H.O. APPROVED VARIANCE AT 32'**

**H.O. DENIED THE USE PERMIT**

3. Hold a public hearing for a request by **56<sup>th</sup> STREET CLASSIC CAR SPA (PL090069)** (Timothy Stocker, applicant; 56<sup>th</sup> Street Classic Car Spa LLC, property owner) located at 9969 South Priest Drive in the PCC-2, Planned Commercial Center General District for:

**ZUP09034** Use permit to allow vehicle rental (U-Haul).

STAFF REPORT: [HOr\\_ClassicCarSpa\\_031709.pdf](#)

**APPROVED**

4. Hold a public hearing for a request by the **THOMAS RESIDENCE (PL090070)** (Jeff Campbell/Quantum Builders, applicant; Dave Thomas, property owner) located at 1890 East Carmen Street in the R1-7, Single Family Residential District for:

**ZUP09035** Use permit to allow an accessory building (gazebo).

**ZUP09036** 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\\_ThomasRes\\_031709.pdf](#)

**APPROVED**

5. Hold a public hearing for a request by **ACCEL INC (PL090071)** (Gerald Cook/Cook Associates Architects Inc., applicant; ACCEL Inc., property owner) located at 1430 East Baseline Road in the R1-6, Single Family Residential District for:

**ZUP09037** Use permit to expand the existing charter school to allow enrollment up to the twelfth (12<sup>th</sup>) grade.

STAFF REPORT: [HOr\\_AccellInc\\_031709.pdf](#)

**APPROVED**

6. Hold a public hearing for a request by **BROADWAY PLAZA - MEMOS CAFE (PL090072)** (Ramez Rabata, applicant; Red Mountain Retail Group, property owner) located at 1845 East Broadway Road, Suite No. 111 in the CSS, Commercial Shopping and Services District for:

ZUP09038 Use permit to allow live entertainment.

STAFF REPORT: [HOr MemosCafe\\_031709.pdf](#)

**APPROVED WITH ADDED CONDITIONS**

7. Hold a public hearing for a request by the **KIM RESIDENCE (PL090077)** (Joochul Kim, applicant/property owner) located at 724 West 10<sup>th</sup> Street in the R1-6, Single Family Residential District for:

ZUP09039 Use permit to allow an accessory structure (storage building).

STAFF REPORT: [HOr KimRes\\_031709.pdf](#)

**APPROVED**

#### ABATEMENT CASES

8. 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 **THOMAS RESIDENCE (PL090067/ABT09003)** (Paul Thomas, property owner) Complaint CE087492 located at 1117 West Second Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr ThomasResAbate\\_031709.pdf](#)

**WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT**

<p>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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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E-Mailed Wednesday, 25 February 2009, 11:00 AM  
Advertised Monday, 02 March 2009