

Hearing Officer SEPTEMBER 15, 2009

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: September 1, 2009
2. Hold a public hearing for a request by **RIAZZI'S ITALIAN GARDEN – A. T. AND T. MOBILITY (PL090277)** (Timothy Burmer/FM Group Inc., applicant; Riazzi Olive Lucille Trust, property owner) located at 2700 South Mill Avenue in the CSS, Commercial Shopping and Services District for:

ZUP090113 Use permit to allow a sixty-five (65) foot high monopalm.

STAFF REPORT: [HOr_ATTMobility_091509.pdf](#)

APPROVED

3. Hold a public hearing for a request by **DANELLE PLAZA - 23 WEST (PL090295)** (Rodney Hu/Huniversity Properties, applicant/property owner) located at 23 West Southern Avenue in the CSS, Commercial Shopping and Services District for:

ZUP09117 Use permit to allow live entertainment (an all ages concert venue).
CONTINUED FROM SEPTEMBER 1, 2009 HEARING OFFICER

STAFF REPORT: [HOr_23West_091509.pdf](#)

APPROVED WITH ADDED CONDITIONS

4. Hold a public hearing for a request by the **PIRAINO RESIDENCE (PL090281)** (Robert Klob/Robert Klob Designs Inc., applicant; Chris Piraino, property owner) located at 7736 South Willow Drive in the R1-10, Single Family Residential District for:

ZUP09114 Use permit to allow an accessory building (RV garage).

ZUP09121 Use permit standard to reduce the south street side setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

VAR09010 Variance to reduce the west rear yard setback from twenty-five (25) feet to twelve (12) feet.

VAR09011 Variance to reduce the on-site driveway length from twenty (20) feet to twelve (12) feet.

CONTINUED TO OCTOBER 6, 2009 HEARING OFFICER

5. Hold a public hearing for a request by the **LIND RESIDENCE (PL090302)** (Kevin Lind, applicant/property owner) located at 626 East Taylor Street in the R1-6, Single Family Residential District for:

ZUP09122 Use permit to allow an accessory building (studio/workshop).

VAR09012 Variance to reduce the north rear yard setback from fifteen (15) feet to ~~zero (0)~~ **twelve (12)** feet.

MODIFIED BY HEARING OFFICER

STAFF REPORT: [HOr_LindRes_091509.pdf](#)

APPROVED

6. Hold a public hearing for a request by the **BOULDERS ON BROADWAY (PL090305)** (Erick Geryol/Rock Junction Inc., applicant/property owner) located at 530 West Broadway Road in the CSS, Commercial Shopping and Services District for:

ZUP09123 Use permit to allow live entertainment (live bands and small acoustical ensembles).

STAFF REPORT: [HOr_BouldersOnBroadway_091509.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **GOODWILL DONATION EXPRESS CENTER (PL090307)** (Jason Morris/Withey Morris PLC, applicant; Weingarten Nostat Inc., property owner) located at 937 East Broadway Road, Suite No. 1, in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP09124 Use permit to allow a donation center.

STAFF REPORT: [HOr_GoodwillExpress_091509.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **SHIEVITZ RESIDENCE (PL090310)** (Jerry Tedrow/J.Tedrow Construction, applicant; Mark Shievitz, property owner) located at 1308 West 14th Street in the R1-6, Single Family Residential District for:

ZUP09125 Use permit to allow an accessory building (workshop/garage).

STAFF REPORT: [HOr_ShievitzRes_091509.pdf](#)

APPROVED

9. Hold a public hearing for a request by **TEMPE CITY CENTER – SOUTHWEST INSTITUTE OF HEALING ARTS (PL090312)** (K C Miller/SW Institute of Healing Arts, applicant; Judy Roberts/Tempe City Center LLC, property owner) located at 1460 East Southern Avenue in the PCC-2, Planned Commercial Center General District for:

ZUP09126 Use permit to allow an instructional school (college) in the PCC-2, Planned Commercial Center General District.

STAFF REPORT: [HOr_SWInstitute_091509.pdf](#)

APPROVED

10. Hold a public hearing for a request by the **MAZZACAVALLO RESIDENCE (PL090313)** (Guy Mazzacavallo, applicant/property owner) located at 8033 South Mill Avenue in the R1-10, Single Family Residential District for:

ZUP09127 Use permit to allow an accessory building (ramada).

STAFF REPORT: [HOr_MazzacavalloRes_091509.pdf](#)

APPROVED

11. Hold a public hearing for a request by **KYRENE COMMERCEPLEX - ASPIRE VOLLEYBALL CENTER (PL090317)** (Scott Lloyd/Lloyd Technologies LLC, applicant; Thom Blulmer/EJM Development Company, property owner) located at 8350 South Kyrene Road, Suite No. 107, in the GID, General Industrial, HID, Heavy Industrial and the SWOD, Southwest Overlay Districts for:

ZUP09128 Use permit to allow a sports facility (volleyball courts/training center) in an Industrial Zoning District.

STAFF REPORT: [HOr_AspireVolleyball_091509.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 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed Thursday, 27 August 2009, 11:30 AM

Advertised Monday, 31 August 2009

Modified Tuesday, 01 September 2009, 10:30 AM, Piraino Residence (PL090281) continued to 06 October 2009 Hearing Officer