

Hearing Officer JUNE 22, 2010

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: June 1, 2010
2. Hold a public hearing for a request by the **ROBERTS RESIDENCE (PL100097)** (Don Roberts, applicant/property owner) located at 902 South Maple Avenue in the R-3, Multi-Family Residential Limited District for:

ZUP10031 Use permit to allow a single family residence to add a second story addition.
CONTINUED TO THE JULY 6, 2010 HEARING OFFICER

3. Hold a public hearing for a request by the **LOWRANCE RESIDENCE (PL100112)** (John Lowrance, applicant/property owner) located at 965 East Vaughn Street in the R1-8, Single Family Residential District for:

VAR10006 Variance to reduce the east side yard setback from 9 ft to 0 ft for a 15 ft tall existing accessory building.

STAFF REPORT: [HOr_LowranceRes_062210.pdf](#)

DENIED

4. Hold a public hearing for a request by **KYRENE BUSINESS PARK - BEEMER HAUS (PL100144)** (Charble Antoun, applicant; Grubb & Ellis/BRE Commercial LLC, property owner) located at 6315 South Kyrene Road, Suite No. 103, in the GID, General Industrial District for:

ZUP10054 Use permit to allow automotive sales in the GID, General Industrial District.

STAFF REPORT: [HOr_BeemerHaus_062210.pdf](#)

APPROVED

5. Hold a public hearing for a request by the **INDOOR SPORTS FACILITY (PL100149)** (Jay Jolley/K & I Architects & Interiors, applicant; RREFF, property owner) located at 9100 South McKemy Street in the GID, General Industrial District and the SWOD, Southwest Overlay District for:

ZUP10055 Use permit to allow an indoor sports facility in the GID, General Industrial District.

STAFF REPORT: [HOr_IndoorSportsComplex_062210.pdf](#)

APPROVED

6. Hold a public hearing for a request by **VERIZON – PHO DROMEDARY (PL100151)** (Ryan Rawson/In Command Communications, applicant; RBI Industrial Properties LLC, property owner) located at 528 West 21st Street in the GID, General Industrial District for:

ZUP10053 Use permit to allow co-location of wireless antennas on an existing 107 ft monopole.

STAFF REPORT: [HOr_VerizonDromedary_062210.pdf](#)

APPROVED

7. Hold a public hearing for a request by **ARIZONA GOLD RUSH LLC (PL100152)** (David Wolff, applicant; L & G Camery LLC, property owner) located at 707 South Forest Avenue in the CC, City Center District and TOD, Transportation Overlay District for:

ZUP10052 Use permit to allow a resale retailer (precious metal buyer).

STAFF REPORT: [HOr_AZGoldRush_062210.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **GIERON-WIDELKA RESIDENCE (PL100153)** (Robert Klob/Robert Klob Designs, applicant; Jan Gieron, property owner) located at 2421 East Cairo Drive in the R1-6, Single Family Residential District for:

ZUP10050 Use permit to allow vehicle parking in the front yard setback.

STAFF REPORT: [HOr_GierWidelRes_062210.pdf](#)

APPROVED

9. Hold a public hearing for **RIO SALADO CENTER - HOOKAHMANIA (PL090448)** (Thomas George, applicant; Rio Salado Center LLC, property owner) located at 1290 North Scottsdale Road, Suite No. 111 in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP10051 Use permit to allow live entertainment (DJ and live entertainers).

STAFF REPORT: [HOr_Hookahmania_062210.pdf](#)

APPROVED

10. Hold a public hearing for **GRAND CANYON PREPARATORY ACADEMY (PL100159)** (Ward Hollon/Hollon Design Associates LLC, applicant; Easley Sunland/Tujunganga LLC, property owner) located at 5301 South McClintock Drive in the R/O, Residential/Office District for:

ZUP10056 Use permit to allow a charter school.

STAFF REPORT: [HOr_GrandCanyonPrep_062210.pdf](#)

APPROVED WITH ADDED CONDITIONS

11. Hold a public hearing for a request by the **RHODES RESIDENCE (PL100164)** (Jose Sanchez & John D. Hunt/Hunts Custom Homes, applicant; Lawrence Rhodes, property owner) located at 6500 South Terrace Road in the R1-8, Single Family Residential District for:

ZUP10057 Use permit to allow a second story addition.

STAFF REPORT: [HOr_RhodesRes_062210.pdf](#)

APPROVED

12. Hold a public hearing for a request by the **PAPPAS RESIDENCE (PL100157)** (Tessa Jones/the Phactory, applicant; Michael Pappas, property owner) located at 55 West 13th Street in the R-2, Multi-Family Residential District for:

VAR10007 Variance to reduce the required on site driveway length and parking setback from 20 feet to 11 feet 5 inches. (Twenty (20) feet available driveway distance behind sidewalk.)

WITHDRAWN BY APPLICANT

ABATEMENT CASES

13. Hold a public hearing for a request by the City of Tempe – Code Compliance Department to abate public nuisance items in violation of the Tempe City Code for the **DAVIDSON PROPERTY (PL100138/ABT10007/CE100838)** (Jack Scofield, Inspector; Keith Davidson, property owner) located at 1100 East Knox Road in the AG, Agricultural District.

STAFF REPORT: [HOr_DavidsonPropAbate_062210.pdf](#)

APPROVED

14. Hold a public hearing for a request by the City of Tempe – Code Compliance Department to abate public nuisance items in violation of the Tempe City Code for the **GANEV PROPERTY (PL100143/ABT10008/CE100813)** (Marvin White, Inspector; Alex & Vania Ganev, property owners) located at 1143 North Oleander Street in the R-2, Multi-Family Residential District.

STAFF REPORT: [HOr_GanevPropAbate_062210.pdf](#)

APPROVED

15. Hold a public hearing for a request by the City of Tempe – Code Compliance Department to abate public nuisance items in violation of the Tempe City Code for the **BARTON PROPERTY (PL100156/ABT10009/CE096257)** (Jody Benson, Inspector; Margaret Scalizi Barton, property owner) located at 3232 South Evergreen Road in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_BartonPropAbate_062210.pdf](#)

APPROVED WITH 180 DAY OPEN ABATEMENT

<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 Thursday, 03 June 2010, 11 AM ; Advertised Monday, 07 June 2010
Modified Wednesday, 09 June 2010, 3:30 PM, Roberts Residence (Agenda Item No. 2) cont to July 6th HO
Modified Monday, June 14, 2010, 11 AM, Pappas Residence withdrawn by applicant (Agenda Item No. 12)