



PUBLIC HEARING AGENDA

Hearing Officer MAY 16, 2012

**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 1, 2012**
2. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **STEFANIAK PROPERTY (PL120099 / ABT12016 / CE120912)** (Jack Scofield, Inspector; Thomas Stephen Stefaniak, property owner) located at 1849 East Harvard Drive in the R1-6, Single Family Residential District.
3. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **CHASE HOME FINANCE PROPERTY (PL120100 / ABT12017 / CE120132)** (Brandy Zedlar, Inspector; Chase Home Finance LLC, property owner) located at 253 East Chilton Drive in the R1-6 Single Family Residential District.
4. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **TILLEY PROPERTY (PL120105 / ABT12018 / CE120950)** (Brandy Zedlar, Inspector; Felix Tilley Jr., property owner) located at 23 West Fairmont Drive in the R1-6 Single Family Residential District.
5. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **TAYLOR BEAN & WHITAKER MORTGAGE PROPERTY (PL120108 / ABT12019 / CE114173)** (Brandy Zedlar, Inspector; Taylor Bean & Whitaker Mortgage Corporation, property owner) located at 912 West Colgate Drive in the R1-6 Single Family Residential District.
6. Hold a public hearing for a request by the City of Tempe – Code Compliance Section to abate public nuisance items in violation of the Tempe City Code for the **OLNEY PROPERTY (PL120109 / ABT12020 / CE120035)** (Brandy Zedlar, Inspector; Gary and Michelle Olney, property owners) located at 408 East Julie Drive in the R1-6 Single Family Residential District.
7. Hold a public hearing for a request by **NEXT LEVEL STUDIO (PL120110)** (Emanuel Flowers, Calavera Inc., applicant; Alameda Business Center, property owner) located at 1210 West Alameda Drive, in the GID, General Industrial District for:

ZUP12039 – Use Permit to allow a tattoo studio.
8. Hold a public hearing for a request by **FOX AUTO LLC (PL120114)** (Chris M. Bozer, Fox Auto LLC, applicant; Core Fund Tempe Property LLC, Lincoln Property Management, property owner) located at 7350 South Kyrene Road, in the GID, General Industrial District for:

ZUP12040 – Use Permit to allow vehicle sales (internet based) in the GID District.

9. Hold a public hearing for a request by **NARA LOUNGE (PL120119)** (Mino Henes, applicant; Jahan Realty Management Corp c/o Omni Property Mgmt., LLC, property owner) located at 7510 South Priest Drive, in the Planned Commercial Center Neighborhood District for:

ZUP12042 – Use Permit to allow a hookah lounge.

10. Hold a public hearing for a request by **MISSION FOODS (PL120095)** (Thomas A. Hart, Thomas A. Hart Architecture & Planning, applicant; Edward P. Roski Jr., property owner) located at 5860 South Ash Avenue in the GID, General Industrial District for:

VAR12005 – Variance request to reduce the parking setback requirement from 20 ft. to 3 ft. for the southern portion of the lot.

VAR12007 - Variance to waive the required parking screen wall for the southern portion of the lot.

VAR12008 - Variance to waive the required street trees for the southern portion of the lot.

<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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