

**Hearing Officer
MAY 15, 2007**

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, 2007**

APPROVED.

2. Hold a public hearing for a request by **THE SETS (PL070167)** (Hamid Hekmatian, applicant; Ethan Christopher LLC, property owner) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District for:

ZUP07042 Use permit to allow a billiard parlor and sports bar with live entertainment previously granted on March 21, 2006, and required to return for review after one year.

CONTINUED FROM MAY 1, 2007 HEARING OFFICER

CONTINUED TO JUNE 5, 2007 HEARING OFFICER

3. Hold a public hearing for a request by the **COUNTRYMAN RESIDENCE (PL070174)** (Kenneth Countryman, applicant/property owner) located at 9038 South Dateland Drive in the R1-15, Single Family Residential District for:

ZUP07050 Use permit standard to reduce the north side yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

STAFF REPORT: [HOr_CountrymanRes_051507.pdf](#)

APPROVED

4. Hold a public hearing for a request by **CARLTON BUSINESS PARK - ULTIMATE FITNESS AND REHAB (PL070178)** (Mark Lalama, applicant; Carleton Park Associates LLC, property owner) located at 4685 South Ash Avenue in the GID, General Industrial District for:

ZUP07052 Use permit to allow a personal fitness/training studio with massage therapy.

STAFF REPORT: [HOr_UltFitnessRehab_051507.pdf](#)

APPROVED

5. Hold a public hearing for a request from the **SMITH RESIDENCE (PL070179)** (Todd Smith, applicant/property owner) located at 1012 East Palmcroft Drive in the R1-6, Single Family Residential District for:

ZUP07053 Use permit to allow the rebuilding of a single story structure to a two (2) story structure.

STAFF REPORT: [HOr_SmithRes_051507.pdf](#)

APPROVED WITH MODIFIED CONDITIONS

6. Hold a public hearing for a request by the **LANGE RESIDENCE (PL070182)** (Jeff Dietz/Dietz Design, applicant; Dirk Lange, property owner) located at 8830 South Shannon Drive in the AG, Agricultural District for:

ZUP07054 Use permit for an accessory building (gazebo or ramada).

STAFF REPORT: [HOr_LangeRes_051507.pdf](#)

APPROVED

ABATEMENT CASES

7. 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 **HARING RESIDENCE (PL070170/ABT07012)** (Walter Haring, property owner) Complaint No. CE071449 located at 3622 South Cutler Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_HaringResAbate_051507.pdf](#)

ABATEMENT APPROVED

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 **HARRINGTON RESIDENCE (PL070177/ABT07013)** (Joy Harrington, property owner) Complaint No. CE064469 located at 837 West Elna Rae Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_HarringtonResAbate_051507.pdf](#)

ABATEMENT APPROVED

9. 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 **ZOLNIERCZYK RESIDENCE (PL070180/ABT07014)** (Glenn Zolnierczyk, property owner) Complaint No. CE065780 located at 2144 South Los Feliz Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_ZolnierczykResAbate_051507.pdf](#)

CONTINUED TO THE JUNE 27TH 2007 H.O. MEETING