

**Hearing Officer
June 27, 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: June 5, 2007**

2. Hold a public hearing for a request by the **ROWLEY RESIDENCE (PL070041)** (Steve Briggs/TEBO LLC, applicant; Chris Rowley, property owner) located at 948 South Ash Avenue in the R-3, Multi-Family Residential Limited District for:

 ZUP07016 Use permit to allow tandem parking for a multi-family project.
 VAR07006 Variance to reduce the north side yard setback from 10 feet to 3 feet.
 VAR07007 Variance to reduce the west rear yard setback from 15 feet to 4 feet.
 CONTINUED TO JULY 17, 2007 HEARING OFFICER

3. Hold a public hearing for a request by the **NGO RESIDENCE (PL070200)** (Albert Ngo, applicant/property owner) located at 1933 East Palmcroft Drive in the R1-6, Single Family Residential District for:

 ZUP07066 Use permit to allow parking in the front and street side yard setbacks.

 STAFF REPORT: [HOr_NgoRes_062707.pdf](#)
 APPROVED

4. Hold a public hearing for a request by **UNION PLAZA – BODY ACCENTS TATTOO AND PIERCING STUDIO (PL070211)** Elizabeth Preston, applicant; Colliers International, property owner) located at 1524 North Scottsdale Road in the CSS, Commercial Shopping and Services District for:

 ZUP07067 Use permit for a tattoo and body piercing studio.

 STAFF REPORT: [HOr_BodyAccentsTattoo_062707.pdf](#)
 APPROVED WITH MODIFIED CONDITIONS 10, 11, 12

5. Hold a public hearing for a request by the **OLNEY RESIDENCE (PL070225)** (Gary Olney, applicant/property owner) located at 408 East Julie Drive in the R1-6, Single Family Residential District for:

 ZUP07068 Use permit to allow parking in the front yard setback.

 STAFF REPORT: [HOr_OlneyRes_062707.pdf](#)
 APPROVED WITH MODIFIED CONDITION # 3,

6. Hold a public hearing for a request by the **GRIFFIN RESIDENCE (PL070228)** (Leo Griffin, applicant/property owner) located at 325 West Manhattan Drive in the R1-6, Single Family Residential District for:

VAR07018 Variance to increase the wall height in the front yard setback from four (4) feet to five (5) feet.

STAFF REPORT: [HOr_GriffinRes_062707.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **ABER RESIDENCE (PL070230)** (Stephan Aber, applicant/property owner) located at 2011 North Van Ness Avenue in the R1-6, Single Family Residential District for:

ZUP07069 Use permit standard to reduce the front yard setback for an open structure (carport) by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

CONTINUED TO JULY 17, 2007 HEARING OFFICER

8. Hold a public hearing for a request by the **TURLEY RESIDENCE (PL070232)** (Tom Turley, applicant/property owner) located at 947 East Carver Road in the AG, Agricultural District for:

VAR07017 Variance to reduce the east side yard setback from twenty (20) feet to fourteen (14) feet eight (8) inches.

STAFF REPORT: [HOr_TurleyRes_062707.pdf](#)

MODIFIED APPROVAL: Variance to reduce the east side yard setback from twenty (20) feet to sixteen (16) feet.

9. Hold a public hearing for a request by **BROADWAY FESTIVAL PLAZA – ITS ALL ABOUT ME SPA (PL070235)** (Anthony Moncrief, applicant; Crux Development LLC, property owner) located at 930 West Broadway Road in the PCC-1, Planned Commercial Center Neighborhood District for:

ZUP07071 Use permit to allow massage therapy.

ZUP07072 Use permit to allow a permanent cosmetics tattoo process.

STAFF REPORT: [HOr_MESpa_062707.pdf](#)

APPROVED

10. Hold a public hearing for a request by **CHRIST LIFE CHURCH (PL070237)** (Brian Bazay/Modspace, applicant; Christ Life Church, property owner) located at 1137 East Warner Road in the AG, Agricultural District for:

ZUP07073 Use permit to allow for two (2) accessory (modular) buildings.

STAFF REPORT: [HOr_ChristLifeChurch_062707.pdf](#)

APPROVED WITH ADDED CONDITION # 3

ABATEMENT CASES

11. 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_062707.pdf](#)

APPROVED

12. 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 **WESTLUND PROPERTY (PL070227/ABT07017)** (Phillip Westlund, property owner) Complaint No. CE063555 located at 105 South Hardy Drive in the R-3, Multi-Family Residential Limited District.

WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT

13. 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 **WENZEL RESIDENCE (PL070229/ABT07018)** (William Wenzel, property owner) Complaint No. CE072113 located at 1006 South Una Avenue in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_WenzelResAbate_062707.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 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

*E-mailed 07 June 2007; 10 AM; Advertised Monday 11 June 2007
Modified 19 June 2007, 3 PM (withdrawal of PL070227; continued PL07004 & PL070230)*