

**Hearing Officer  
OCTOBER 2, 2007**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: September 18, 2007**

2. Hold a public hearing for a request by the **TALEN RESIDENCE (PL070327)** (Emily Talen, applicant/property owner) located at 111 West 12<sup>th</sup> Street in the R-2, Multi-Family Residential District for:

**ZUP07139** Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

STAFF REPORT: [HOr\\_TalenRes\\_100207.pdf](#)

**APPROVED**

3. Hold a public hearing for a request by the **CARTEL COFFEE LAB LLC (PL070384)** (Jason Silberschlag, applicant; Friedman Investments LLC, property owner) located at 225 West University Drive, Suite No. 101, in the GID, General Industrial and CC, City Center Districts for:

**ZUP07132** Use permit to allow coffee roasting/retail.

**ZUP07133** Use permit to allow portable outdoor retail coffee (coffee cart).

**CONTINUED FROM SEPTEMBER 18, 2007 HEARING OFFICER**

STAFF REPORT: [HOr\\_CartelCoffee\\_100207.pdf](#)

**APPROVED**

4. Hold a public hearing for a request by the **BUETI RESIDENCE (PL070399)** (Giuseppe Bueti, applicant/property owner) located at 407 East Garfield Street in the R1-6, Single Family Residential District for:

**ZUP07140** Use permit to allow required parking in the front yard setback.

STAFF REPORT: [HOr\\_BuetiRes\\_100207.pdf](#)

**APPROVED**

5. Hold a public hearing for a request by the **HAVILAND RESIDENCE (PL070400)** (Tara Haviland, applicant/property owner) located at 1986 East Carver Road in the R1-7, Single Family Residential District for:

**ZUP07141** Use permit to allow a second story addition.

STAFF REPORT: [HOr\\_HavilandRes\\_100207.pdf](#)

**APPROVED, DELETED CONDITION # 4**

6. Hold a public hearing for the **IMMANENI RESIDENCE (PL070401)** (Venkat & Lalitha Immaneni, applicants/property owners) located at 1225 East Warner Road, Unit 6, in the R1-15, Single Family Residential District for:

**VAR07023** Variance to reduce the west side yard setback from fifteen (15) feet to seven (7) feet.

STAFF REPORT: [HOr\\_ImmaneniRes\\_100207.pdf](#)

**APPROVED**

7. Hold a public hearing for a request by **THE GREEN ROOM (PL070402)** (Amy Nations/ALIC, applicant; ~~City of Tempe~~ **Centerpoint Holdings LLC**, property owner) located at 640 South Mill Avenue, Suite No. 110, in the CC, City Center District for:

**ZUP07142** Use permit to allow a bar (Series 6) with live entertainment.

STAFF REPORT: [HOr\\_GreenRoom\\_100207.pdf](#)

**WITHDRAWN BY APPLICANT**

8. Hold a public hearing for a request by **AMERICAN LEASING AND SALES (PL070406)** (James Lichty/JSL Enterprises Inc., applicant; PS Business Parks, property owner) located at 1769 West University Drive in the GID, General Industrial District for:

**ZUP07143** Use permit to allow an office for internet car sales.

STAFF REPORT: [HOr\\_AmericanLeaseSales\\_100207.pdf](#)

**APPROVED**

#### ABATEMENT CASES

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 **JOHNSON RESIDENCE (PL070389/ABT07025)** (Terrance & Mimmie Johnson, property owners) Complaint CE070100 located at 336 East Fillmore Street in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr\\_JohnsonResAbate\\_100207.pdf](#)

**APPROVED**

10. 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 **BARRIGA RESIDENCE (PL070396/ABT07026)** (Miguel & Hilda Barriga, property owners) Complaint CE072943 located at 1139 East Weber Drive in the R-2, Multi-Family Residential District.

STAFF REPORT: [HOr\\_BarrigaResAbate\\_100207.pdf](#)

**H.O. CONTINUED UNTIL NOVEMBER 6**

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 Thursday, 9/13/07; 2:30 PM*  
*Advertised Monday, 9/17/07*  
*Modified 9/18/07; added Cartel Coffee Lab LLC (PL070384)*