

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/13/2022  
Agenda Item: 5**

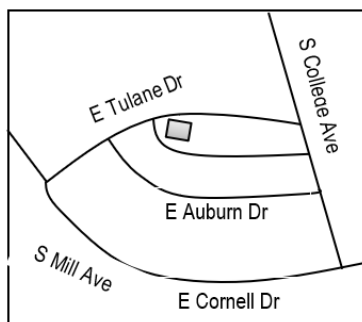
**ACTION:** Request a Use Permit to allow one required parking space within the front yard setback for the **WILSON RESIDENCE**, located at 217 East Tulane Drive. The applicant is Tyler Wilson.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** WILSON RESIDENCE (PL220218) is a single-family home located within the R1-6, Single-Family Residential District on lot 123 of the University Royal Subdivision. The request includes the following:

ZUP220041 Use Permit to allow one (1) required parking space within the front yard setback.



Property Owner	Wilson Family Trust
Applicant	Tyler Wilson
Zoning District	R1-6
Site Area	8,950 s.f.
Building Area	1,397 s.f. (existing), 2,727 s.f. (existing and addition)
Lot Coverage	15.6% (existing), 30.5% (existing and addition) (45% max. allowed)
Building Height	15' 2 1/2" (30' max. allowed)
Building Setbacks	20'-9" front, 5'-6" east side (20' front, 5' sides, 15' rear min. required)
Vehicle Parking	2 spaces (2 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lily Drosos, Planner I (480) 350-8245

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Lily Drosos, Planner I

Reviewed by: Steve Abrahamson, Principal Planner

**COMMENTS**

The Wilson Residence is located on the south side of Tulane Drive, north of Mill Avenue and Cornell Drive and east of College Avenue. The applicant is requesting a use permit to allow one (1) 8'-6" x 18' required parking space within the 20' front yard setback. The applicant is proposing a renovation of the existing carport into a living area, and expanding their home by adding an office space, a bathroom, and a garage on the east side of the property. The garage would provide one required (1) parking space which compensates for the space removed from converting the carport into a livable area. The use permit would allow the applicant to locate the other required parking space within the front yard setback, meeting the requirement for two (2) parking spaces per ZDC Section 4-603.

**PUBLIC INPUT**

Staff has received one phone call seeking general information about this request.

**USE PERMIT**

The proposed use requires a Use Permit to allow for one (1) required parking space within the 20' front yard setback within the R1-6 zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the use is intended for the single-family residence, therefore there is no expected increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; nuisances beyond that of the ambient conditions are not expected to arise from parking within the front yard setback.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; allowing parking within the front yard setback is not expected to contribute to the deterioration of the neighborhood or downgrading of property values, as this is a permitted use in the R1-6 zoning district subject to a Use Permit.
4. *Compatibility with existing surrounding structures and uses*; the use is compatible with existing surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; no disruptive behavior is expected by allowing parking within the front yard setback.

**REASONS FOR APPROVAL:**

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

**CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

**CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

**USE PERMIT:**

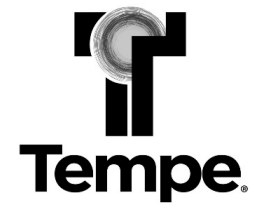
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

**HISTORY & FACTS:**

1972                                      A single-family was home constructed.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- [Section 3-102, Permitted Uses in Residential Districts](#)
- [Section 4-202, Development Standards for Residential Districts](#)
- [Section 6-308, Use Permit](#)

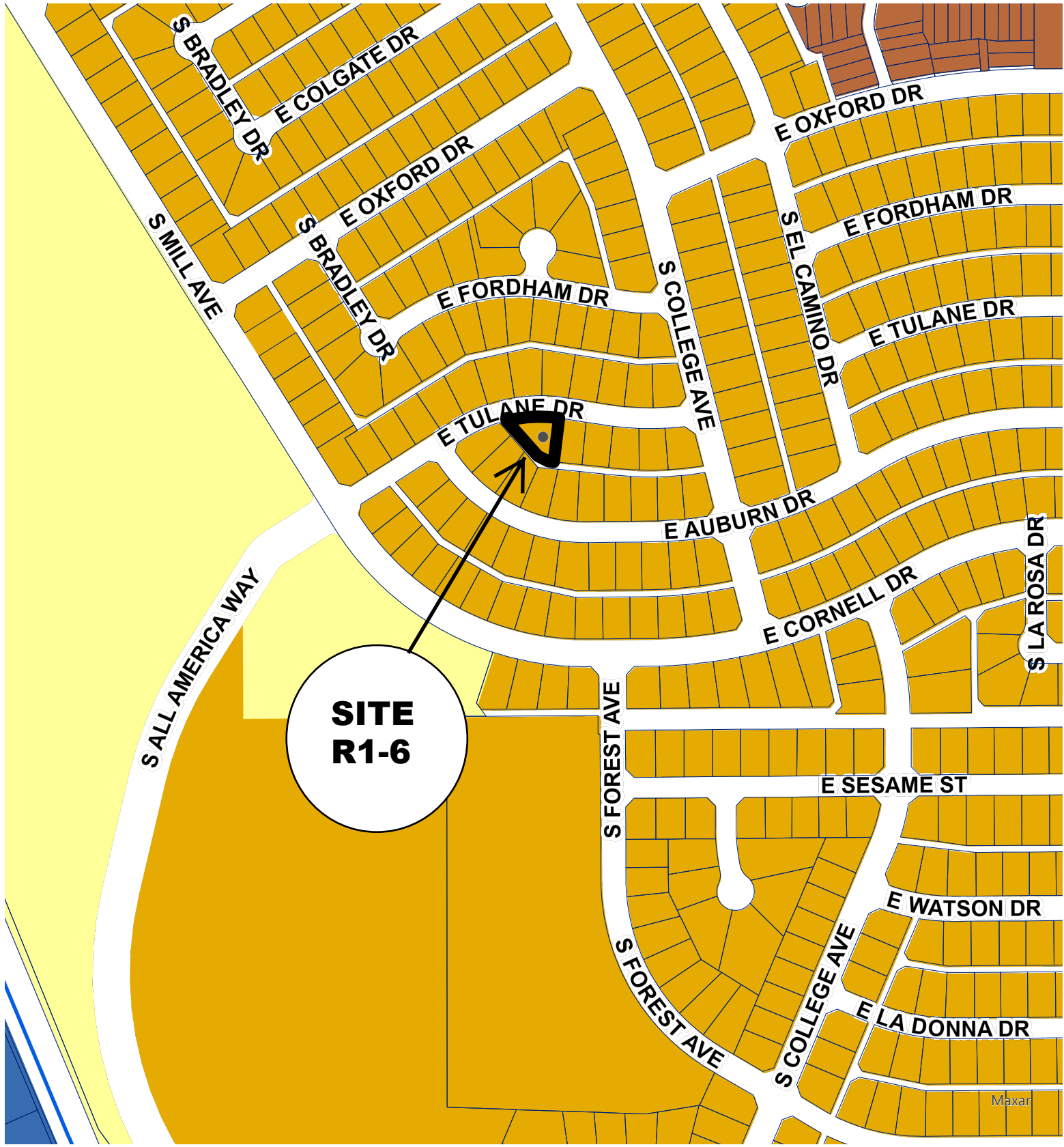






**DEVELOPMENT PROJECT FILE**  
for  
**WILSON RESIDENCE**  
(PL220218)

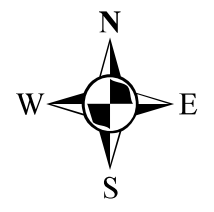
**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3 Letter of Explanation
4. Site Plan
5. Floor Plan
6. Building Elevations
- 7-8. Context Photos

# WILSON RESIDENCE



-  General Industrial District (GID)
-  Agricultural (AG)
-  Single-Family Residential (R1-6)
-  Multi-Family Residential (R-2)



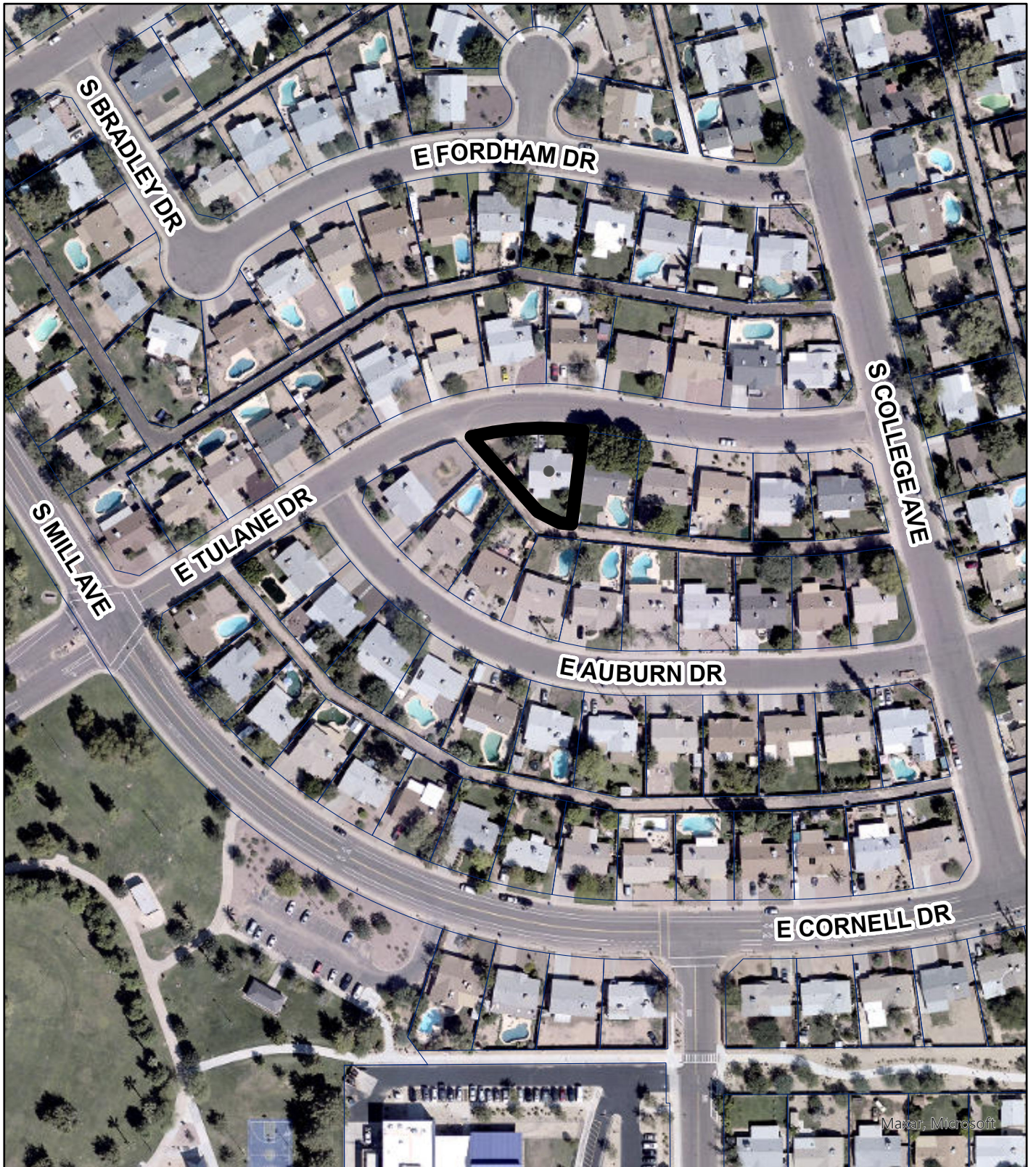




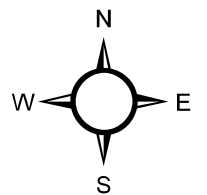
Tempe

PL220218

# WILSON RESIDENCE



Aerial Map



**City of Tempe – Community Development, Planning Division**  
**31 E. 5<sup>th</sup> St. Tempe, AZ 85281**

**RE: Wilson Residence – Use Permit Request – Letter of Explanation**

**To Whom It May Concern:**

The intention of this letter is to explain and address the use permit approval criteria for our Use Permit Request.

**Our Remodel Project Overview requiring Use Permit Approval:** To convert our existing Carport into Living Area and to build a new / additional Office space, Bathroom and Garage by expanding our residence into our side yard.

In the Planning and Building Safety review of our Building Permit plans (BP220988), it was noted that the conversion of the carport into living area would present potential parking issues.

**Our Purpose and Explanation for a Use Permit:**

*To allow for parking space within the required front setback in R1-6 zoning district*

A total of two (2) parking spaces must be provided on site to compensate for our proposed conversion of an existing 2-car carport. The proposed new Garage addition will allow for one (1) parking space. The other one (1) parking space required is proposed with a potential Use Permit, allowing for parking space in our existing driveway, within the 20' Front Setback.

**Use Permit Approval Criteria & Potential Impacts to Adjacent Properties**

- 1) Any significant vehicular or pedestrian traffic in adjacent areas? No impact to vehicular or pedestrian traffic.
- 2) Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions? No nuisance exceeding ambient conditions created by allowing parking in the existing 20' front setback.
- 3) Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives or policies of the city's adopted plans for General Plan? No deterioration of the neighborhood or property value by allowing parking in the existing 20' front setback.
- 4) Compatibility with existing surrounding structures and uses? No impact to existing surrounding structures or uses by allowing parking in the existing 20' front setback.
- 5) Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public? Not applicable, no nuisance created by allowing parking in the existing 20' front setback.

In summary, we don't foresee any potential impacts to our adjacent properties with the our remodel project and the application of our Use Permit.



Tyler and Anna Wilson  
217 E. Tulane Dr. Tempe, AZ 85283





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4/18/22  
4/26/22  
5/16/22

WILSON FAMILY RESIDENCE  
REMODEL AND CONVERSION  
217 E. TULANE DR. TEMPE AZ

### OWNER INFORMATION

OWNER: WILSON FAMILY TRUST  
MAILING ADDRESS: 217 E TULANE DRIVE  
TEMPE AZ 85283  
PHONE #: 720-480-9947  
E-MAIL: TYTW20@GMAIL.COM

### CONTRACTOR INFORMATION

CONTRACTOR: HOME OWNER (TYLER WILSON)  
PHONE #: 720-480-9947  
E-MAIL: TYTW20@GMAIL.COM  
R.O.C. #

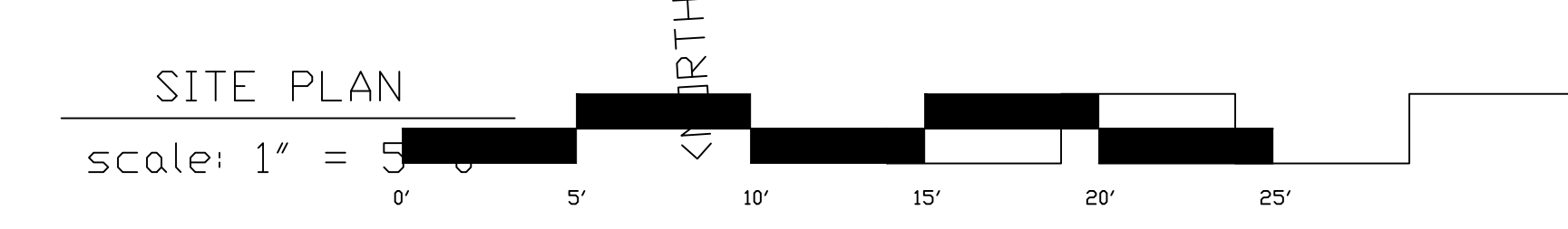
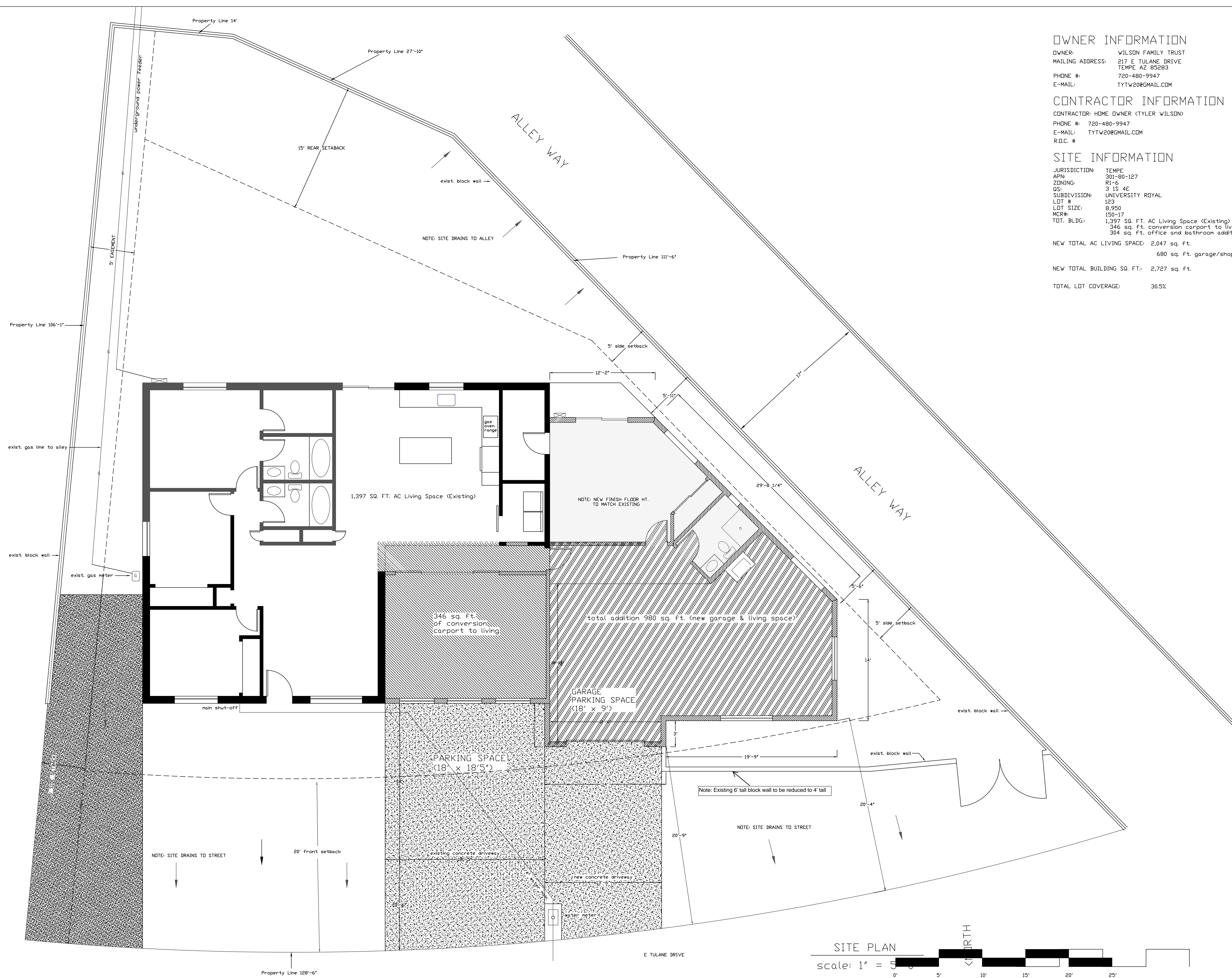
### SITE INFORMATION

JURISDICTION: TEMPE  
APN: 301-80-127  
ZONING: R1-6  
OS: 3 IS 4E  
SUBDIVISION: UNIVERSITY ROYAL  
LOT #: 123  
LOT SIZE: 8,950  
MCR#: 150-17  
TOT. BLDG: 1,397 SQ. FT. AC Living Space (Existing)  
346 sq. ft. conversion carport to living space  
304 sq. ft. office and bathroom addition living space

NEW TOTAL AC LIVING SPACE: 2,047 sq. ft.  
680 sq. ft. garage/shop addition

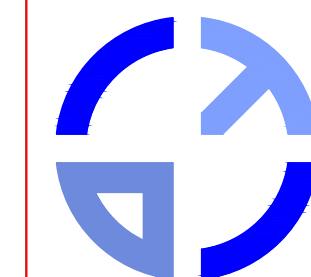
NEW TOTAL BUILDING SQ. FT.: 2,727 sq. ft.

TOTAL LOT COVERAGE: 30.5%



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9	PLUMBING/HVAC





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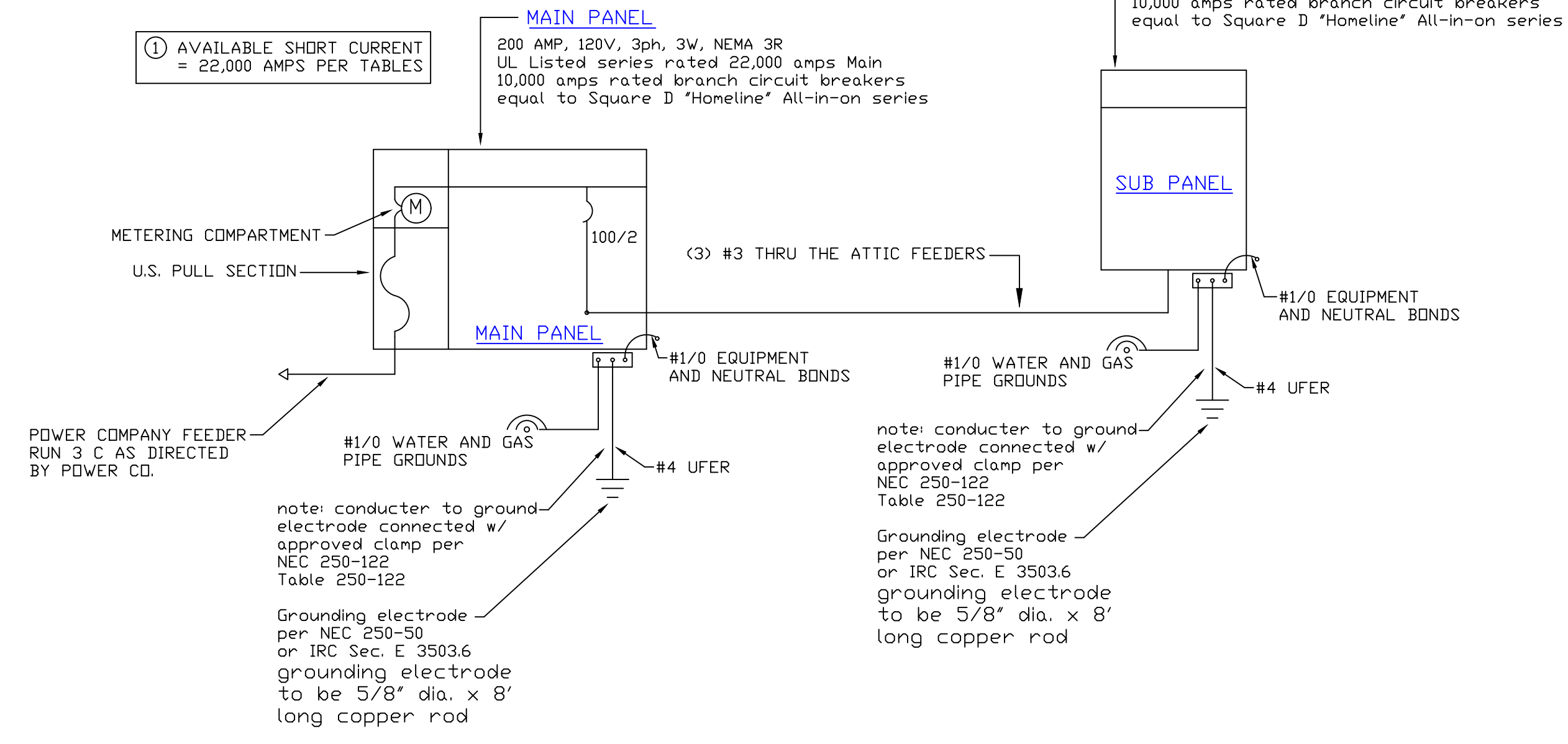
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5/16/22

WILSON FAMILY RESIDENCE  
REMODEL AND CONVERSION  
217 E. TULANE DR. TEMPE AZ

### ELECTRICAL ONE-LINE DIAGRAM

NOTE: Bond all interior water and gas piping



### MAIN ELECTRICAL PANEL 200 AMPS ELECTRICAL LOAD CALCULATIONS

WATTS	
General Lighting Load (divisible area x 3 watts per sq. ft.) 1397	4191
Small Appliance Load (circuits x 1500 watts each) (3)	4500
Laundry Load (circuits x 1500 watts each)	1500
Appliance Loads @ Nameplate Rating:	
dryer	5280
range	1500
oven	1488
dishwasher	1244
disposal	1530
microwave	1500
bathroom/vent/heat (2)	3000
HVAC unit	5800
<b>MAIN PANEL SUB TOTAL general load</b>	<b>20,633</b>
SUB PANEL TOTAL WATTS	17,000
<b>TOTAL LOAD BOTH PANELS</b>	<b>43,633</b>
1st 10,000 watts @ 100%	10,000
Remainder General Load @ 40%	14,253
<b>TOTAL GENERAL LOAD</b>	<b>24,253</b>
Largest AC unit	5800
<b>TOTAL LOAD (WATTS)</b>	<b>30,053</b>
<b>TOTAL LOAD (AMPS)</b>	<b>136.6</b>

### SUB ELECTRICAL PANEL 100 AMPS ELECTRICAL LOAD CALCULATIONS

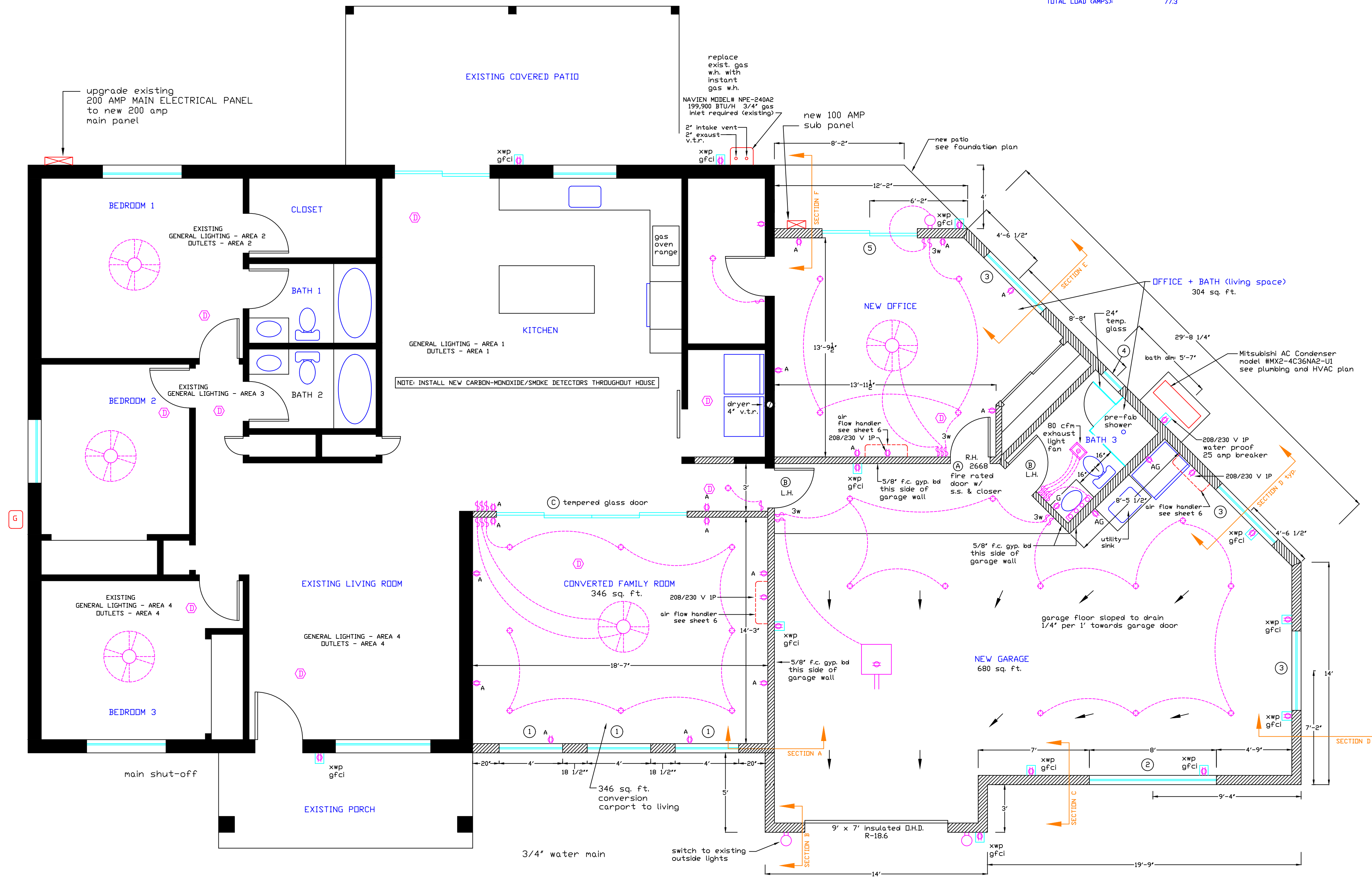
WATTS	
General Lighting Load (divisible area x 3 watts per sq. ft.) 984 including garage shop area	2952
Small Appliance Load (circuits x 1500 watts each) (1)	1500
Laundry Load (circuits x 1500 watts each)	1500
Appliance Loads @ Nameplate Rating:	
microwave	1530
garage dr. opener	1500
bathroom/vent/heat	1500
MITSUBISHI condenser	4862
<b>SUB TOTAL general load</b>	<b>15,344</b>
1st 10,000 watts @ 100%	10,000
Remainder General Load @ 40%	5,344
<b>TOTAL GENERAL LOAD</b>	<b>12,138</b>
Largest AC unit	4862
<b>TOTAL LOAD (WATTS)</b>	<b>17,000</b>
<b>TOTAL LOAD (AMPS)</b>	<b>77.3</b>

### REPLACED 200 AMP MAIN ELECTRICAL PANEL SCHEDULE

200 AMPS 120/240 VOLTS 1Ø, 3-WIRE WITH MAIN BREAKER				22,000 NEMA 3R							
CIRCUIT	AMPS	POLES	AREA, APPLIANCE or FIXTURE SERVED	WIRE		AREA, APPLIANCE or FIXTURE SERVED	AMPS	POLES	CIRCUIT		
				AØ	BØ						
1	15	1	OUTLETS - AREA 1	AFCI	GFCI	#14 #14	DISHWASHER & DISPOSAL	GFCI	20	1	2
3	15	1	OUTLETS - AREA 2	AFCI		#12 #12	APPLIANCE #1	GFCI	20	1	4
5	15	1	OUTLETS - AREA 3	AFCI		#14 #14	APPLIANCE #2	GFCI	20	1	6
7	15	1	OUTLETS - AREA 4	AFCI		#12 #12	MICROWAVE OVEN	GFCI	20	1	8
9	15	1	GENERAL LIGHTING - AREA 1			#14 #14	BATHROOM 1	GFCI	20	1	10
11	15	1	GENERAL LIGHTING - AREA 2			#12 #12	BATHROOM 2	GFCI	20	1	12
13	15	1	GENERAL LIGHTING - AREA 3			#14 #14	OUTSIDE LIGHTING		20	1	14
15	15	1	GENERAL LIGHTING - AREA 4			#12 #12	OUTSIDE LIGHTING		20	1	16
17						#6 #6	SPARE				18
19	50	2	RDOF TDP HVAC (provide 50A disc.)				SPARE				20
21						#6 #6	SPARE				22
23	50	2	CLOTHES DRYER				SPARE				24
25						#3 #3	SPARE				26
27	100	2	100 AMP SUB PANEL				SPARE				28
29							SPARE				30

### NEW 100 AMP ELECTRICAL SUB PANEL SCHEDULE

200 AMPS 120/240 VOLTS 1Ø, 3-WIRE WITH MAIN BREAKER				22,000 NEMA 3R							
CIRCUIT	AMPS	POLES	AREA, APPLIANCE or FIXTURE SERVED	WIRE		AREA, APPLIANCE or FIXTURE SERVED	AMPS	POLES	CIRCUIT		
				AØ	BØ						
1			MITSUBISHI CONDENSER			#10 #10	APPLIANCE #1	GFCI	20	1	2
3	25	2	MITSUBISHI CONDENSER			#12 #12	MICROWAVE OVEN	GFCI	20	1	4
5			AIR HANDLER OFFICE			#12 #12	BATHROOM 3	GFCI	20	1	6
7	15	2	AIR HANDLER OFFICE			#12 #12	OUTSIDE LIGHTING		20	1	8
9			AIR HANDLER FAMILY ROOM			#12 #12	OUTSIDE LIGHTING		20	1	10
11	15	2	AIR HANDLER FAMILY ROOM			#12 #12	GARAGE DOOR OPENER		20	1	12
13			AIR HANDLER GARAGE			#12 #12	GENERAL LIGHTING - OFFICE		15	1	14
15	15	2	AIR HANDLER GARAGE			#14 #14	GENERAL LIGHTING - BATH		15	1	16
17							GENERAL LIGHTING - GARAGE		15	1	18
19						#14 #14	GENERAL LIGHTING - GARAGE		15	1	20
21							OUTLETS - AREA 1	AFCI	15	1	22
23						#14 #14	OUTLETS - BATH 3	AFCI	15	1	24
25							OUTLETS - AREA 3	AFCI, GFCI	15	1	26
27						#14 #14	OUTLETS - AREA 4	AFCI	15	1	28
29							SPARE		1		30



### ELECTRICAL SCHEDULE and HVAC symbols

SYMBOL	FIXTURE TYPE	MODEL#
(□) (□) (□)	wall mount	
(○)	3" can w/ LED trim	
(●)	ext. 4" recessed can	
(○)	surface mount	
(○)	carriage light	
(⚡)	light switch 3w = 3 way switch 4w = 4 way	
(□)	110 duplex receptacle	
xwp gfci (□)	bubble box exterior water proof gfci	
G (□)	ground fault circuit interrupter	
A (□)	arc fault circuit interrupter	
AG (□)	arc fault circuit interrupter/ground fault circuit interrupter	
(○)	ceiling fan with light	hanging light
(□)	garage door opener and light	
(T)	thermostat	
(F)	exhaust fan	
(D)	carbon monoxide and smoke detector	

NOTE: INSTALL NEW CARBON-MONOXIDE/SMOKE DETECTORS THROUGHOUT HOUSE

### INTERIOR DOORS

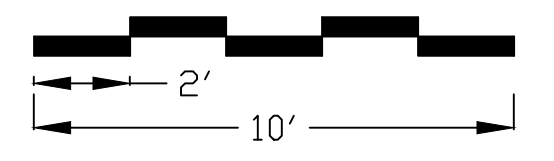
- (A) 2668 Fire rated door w/ s.s. & closer R.H. swing
- (B) (2) typical 2668 Fire rated door w/ s.s. & closer L.H. swing
- (C) 12' x 8' interior tempered glass door XDDX (self supporting top/bottom tracks)

### EXTERIOR WINDOWS AND DOORS

- 9' x 7' DHD, R-18.6
- (1) (3) typical 4050 XD egress slider @ 2' above Finish Floor Max U: .40 SHGC: .25
- (2) 8050 DXD slider @ 2' above curb/ff. MAX U: .40 SHGC: .25
- (3) (3) typical 5040 XD egress slider @ 2' above Finish Floor Max U: .40 SHGC: .25
- (4) 1620 XD single hung @ 5' above Finish Floor Max U: .40 SHGC: .25
- (5) 6068 tempered French inswing glass dr. Max U: .40 SHGC: .25

### FLOOR PLAN & ELECTRICAL

SCALE: 1/4" = 1'



NORTH

total addition 980 sq. ft.

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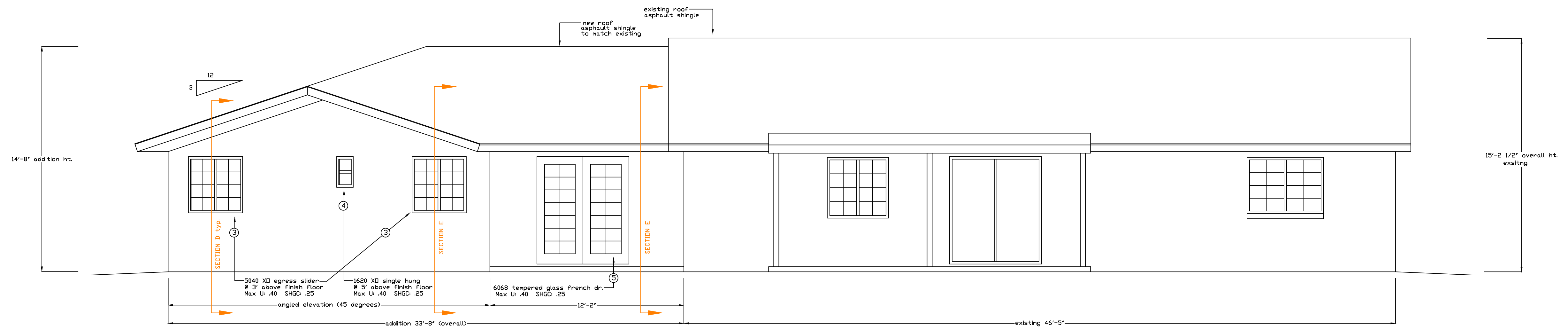


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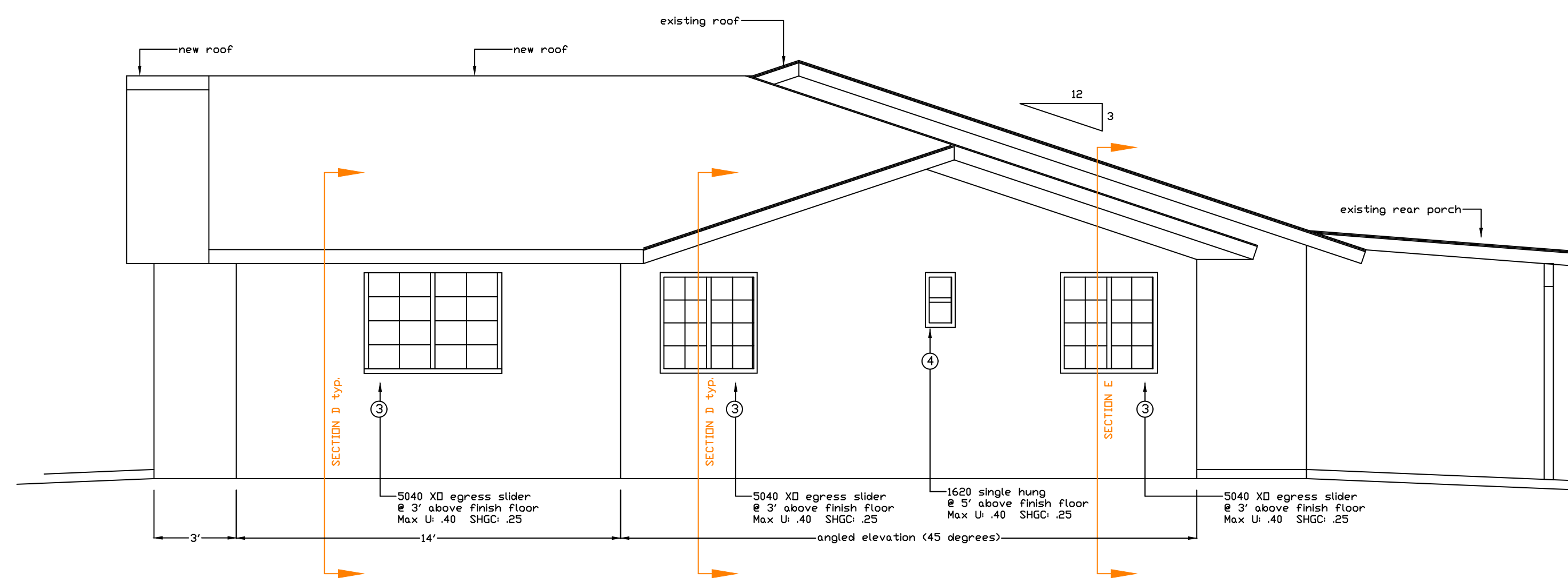
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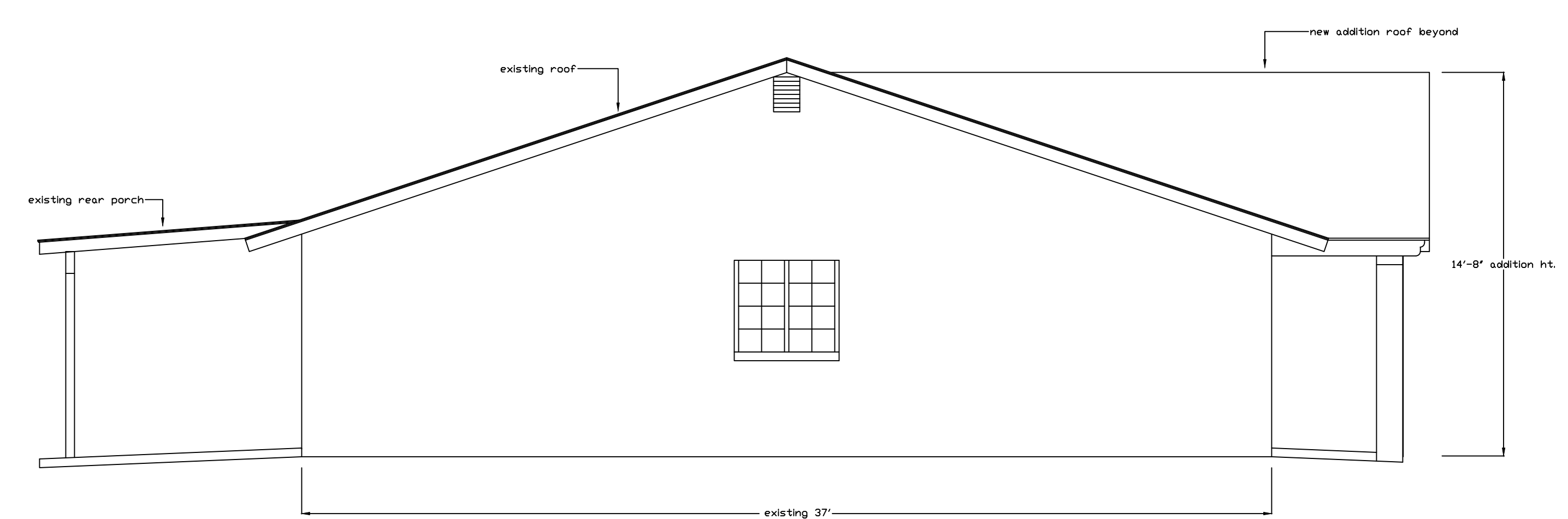
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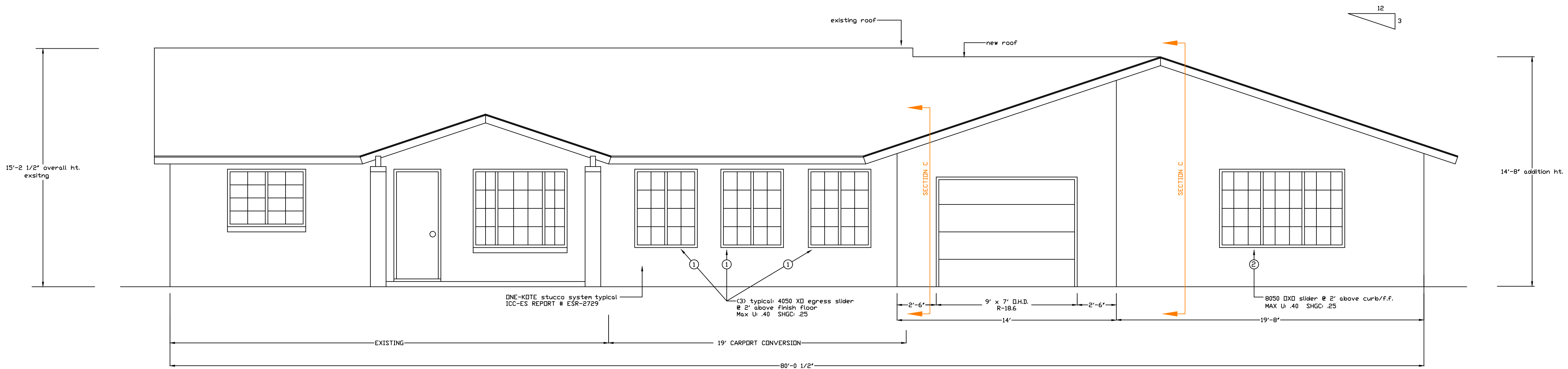
SOUTH ELEVATION



WEST ELEVATION



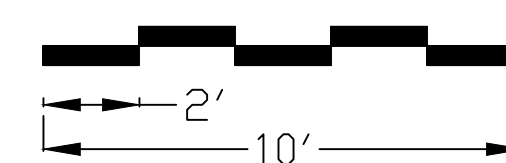
EAST ELEVATION



NORTH ELEVATION

ELEVATIONS

SCALE: 1/4" = 1'



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