



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, November 29, 2022, 6:00 pm

600 Clark Street

AGENDA

Item 1: Call to order

Item 2: Petitions from the public — Pursuant to A.R.S. § 38-431.01(H), public comment is permitted on matters not listed on the agenda, but the subject matter must be within the jurisdiction of the board. All comments are subject to reasonable time, place, and manner restrictions. All petitioners must fill out a request form with their name and subject matter. When recognized by the chair, please speak into the microphone, state your name, and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The board's response to public comments is limited to asking staff to review a matter commented upon, asking that a matter be put on a future agenda, or responding to criticism.

Possible Direction to Staff

Item 3: Approval of Minutes: Minutes from the regular meeting of Tuesday, October 25, 2022.

Discussion/Possible Action

Continued Items/Old Business:

No Items

New Business:

Item 4: Seeking Approval for new Paint

Applicant/Owner: Richard & Hannah Flagg

Zone: C-1

Address: 405 Hull Avenue

APN: 401-06-020

Applicant is seeking approval to repaint the façade of the building at 405 Hull. Painting was done without DRB review, and the applicant is seeking review and wishes to be in compliance with Town regulations.

Discussion/Possible Action

Item 5: Seeking Approval for new Paint

Applicant/Owner: Richard Bingamen & Leslie Lammers

Zone: R1-5

Address: 665 Main Street

APN: 401-06-026N

Applicant is seeking approval to repaint the body of their home a shade lighter than the current green.

Discussion/Possible Action

Item 6: Seeking Approval for new fence construction.

Applicant/Owner: Kathleen Keller

Zone: AR

Address: 841 Gulch Road

APN: 401-09-020

Applicant is seeking approval to build a small fence along her driveway/carport area, to create a safe space for a small dog.

Discussion/Possible Action

Meeting Updates:

Item 7: Updates of recent and upcoming meetings

- **November 08 regular Council meeting** – Selection of new Mayor & Vice-mayor, first reading of Ordinance #485 (water shortage preparedness plan) first reading of ordinance #486 (Special event permit application) first reading of ordinance #487 (Business license tax). Tabled resolution #647 (Designating 2nd street a one-way street). Held discussion about selling a town owned lot, and renovations to the Haunted Hamburger. Appointed x2 persons to the PSPRS board, Rescinded the March 17 2020 Covid emergency declaration.
- **November 15th regular meeting of Planning & Zoning Commission** – Conducted a work/study sessions regarding the possibility of adding multi-family housing as a conditional use to the R1-5 zone.

Item 8: Future DRB Agenda Items for Tuesday, December 20, 2022: TBD

Item 9: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6:00 p.m. on _____

- 970 Gulch Road, side of Gulch fire station, exterior posting case
- 600 Clark Street, Jerome Town Hall, exterior posting case
- 120 Main Street, Jerome Post Office, interior posting case

Kristen Muenz, Deputy Town Clerk, Attest

Persons with a disability may request reasonable accommodations such as a sign language interpreter by contacting Town Hall at (928) 634-7943. Requests should be made as early as possible to allow enough time to make arrangements.



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA (928) 634-7943

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Tuesday, October 25, 2022, 6:00 pm

600 Clark Street

DRAFT MINUTES

6:05 (0:05) Item 1: Call to order

Chair Brice Wood called the meeting to order at 6:05 p.m.

Planning & Zoning Administrator Will Blodgett called the roll. Present were Chair Wood, Vice Chair Tyler Christensen, Board member John McDonald, and Board member Mimi Romberger. Board member Carol Wittner was absent.

6:05 (0:43) Item 2: Petitions from the public – There were no petitions from the public. Possible Direction to Staff

6:05 (0:47) Item 3: Approval of Minutes: Minutes from the Regular Meeting of Tuesday, September 27, 2022.

Discussion/Possible Action

Chair Wood complimented Deputy Clerk Muenz, who was unable to attend the meeting, on the minutes.

Motion to approve the minutes of the regular meeting of September 27, 2022

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER					X	
WOOD			X			

Continued Items/Old Business:

No Items

New Business:

6:06 (1:32) Item 4: Seeking Approval for new signage

Applicant/Owner: Copper Country Fudge (Jamie Mackenzie)

Zone: C-1

Address: 337 Main Street

APN: 401-06-026L

Applicant is seeking approval to replace existing signage, including a hanging sign and window lettering.

Discussion/Possible Action

Mr. Blodgett read a description of the proposed sign replacement for the fudge shop in the Boyd Hotel. He said the applicant wishes to replace the aging projecting sign that hangs above the front windows because it is weathered, and there will be no additional modifications to the structure. Mr. Blodgett thanked the applicant for the wonderful job they did assembling their application for the proposed sign. He said dimensions of the sign and the height of the sign from the ground below, 10 feet, meet all the requirements. The packet included an image of letters painted on the window of the shop, which Mr. Blodgett explained met the size requirements as well because the total number of square footages for all signs was within 32 square feet.

Chair Wood said his impression is that it is a very nice sign and feels it's appropriate to the style of the street. He said the production of the new sign is standard for exterior signs, vinyl applied to a weather resistant surface.

Mr. Blodgett agreed that it would be more weather resistant than the old style of hand painted sign.

Vice Chair Christensen had a question about the painted sign on the window. He said there was an image shown between the green trim, and another image in beige. He wondered where that would be placed.

Mr. Blodgett explained that the second image was just a graphic showing the dimensions of the lettering.

Ms. Romberger commented that she liked where they placed the ice cream and shake images on the window; she said it makes the sign "work."

Motion to approve new signage at 337 Main Street

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD		X	X			
ROMBERGER			X			
WITTNER					X	
WOOD	X		X			

6:12 (7:38) Item 5: Seeking Approval for new Signage

Applicant/Owner: VINO ZONA (Ginger Mackenzie) Zone: C-1

Address: 527 Main Street

APN: 401-06-091

Applicant is seeking approval to move one sign and add an additional sign.

Discussion/Possible Action

Mr. Blodgett read a brief description of the proposal to move the existing sign for VINO ZONA and add a new sign on the west side of the building. He explained that the applicant would also be applying for a change of use as the upper floor, where the retail space will be moving, was previously used as a residence. He said the new sign will be exactly 16 square feet and more than 8 feet above the ground, so it met both requirements. The second sign for the kitchen store will come up for review later, perhaps with the change of use application. Mr. Blodgett read a description of the building. Chair Wood thanked Mr. Blodgett.

Vice Chair Christensen asked if the conceptual image was to scale.

Mr. Blodgett replied that it was not, it was just a rough model.

As a follow up question, Mr. Christensen asked, if it were to scale, would it only be placed in the white section of the upper floor, or would it come down onto the green wall of the lower floor?

Chair Wood thanked Mr. Christensen for his observation, and said he agreed that he would also place it on the upper section.

Ms. Romberger asked if the applicant had mentioned what the sign would be made of.

Chair Wood said the typical material is MDO.

Mr. Blodgett said it will be a similar material as the existing signs.

Mr. Christensen asked if Mr. Blodgett knew the exact height of the building and Mr. Blodgett replied that he did not. Mr. Christensen said that he wondered if an 8-foot sign would fit in the white part of the upper floor.

Mr. Blodgett said he would work with the applicant to measure it and determine the placement.

Mr. Christensen said if it would fit, he felt it would look better on the upper floor. However, if that would not work, he does not see it as a reason for it not to be approved. He motioned to approve the sign, with the recommendation that it fits as closely as possible to the 2nd story.

Chair Wood seconded the motion and added that hanging the sign above the downspout near the balcony of the second floor would allow it to be closer to the street.

Motion to approve new signage at 527 Main Street with recommendation

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN	X		X			
MCDONALD			X			
ROMBERGER			X			
WITTNER					X	
WOOD		X	X			

Meeting Updates:**6:21 (16:01) Item 6: Updates of recent and upcoming meetings**

- **October 11 regular Council meeting** – Adopted resolution #646, amending user fees and charges for town services. Recognized the promotion of fire captain Carl Whiting to Battalion Chief and approved the purchase of a new Fire Department brush-truck. Approved entering into an Intergovernmental agreement for Fire apparatus maintenance with Copper Canyon Fire District and approved the purchase of an Agenda Management system.
- **October 18 regular meeting of Planning & Zoning Commission** – No agenda items, meeting cancelled.

6:23 (18:17) Item 7: Future DRB Agenda Items for Tuesday, November 22, 2022: To be updated, 2-3 possible items that are awaiting additional information requested of the applicants.

Mr. Blodgett explained to the Board that he had been working with some applicants and there would potentially be a few items on the agenda for the November DRB meeting.

Vice Chair Christensen wanted to point out, on the record, some signs around town that he had noticed. The Rickeldoris Candy Shop had a sign that was originally on their old location, and which had been relocated to the new building; he does not believe it was included in the application for the new location. Also, the Cornish Pasty has added new signing that is large and did not make it before the board.

Mr. Blodgett replied that he was aware of the Cornish Pasty sign and was working with the owner. He initially chose not to ask them to remove it because it had been attached to the wall using concrete anchors and did not want to have it removed and then reattached until he had gathered some more information. The sign is 32 square feet, which is twice the allowable size. Mr. Blodgett said he has contacted them and will be having a meeting to discuss rectifying the situation or they will receive a Notice of Violation. He also brought up the old Rickeldoris location, which had been partially repainted without approval. He had reached out to Mr. Flagg about it, and he is expecting to receive some more information soon.

Vice Chair Christensen asked whether franchises were allowed in the town because he felt like it had come up before Council in the past.

Chair Wood answered that what had stopped that type of enterprise was actually the parking situation.

Mr. Blodgett said that franchise is a very large, umbrella term that could include many types of businesses.

Vice Chair Christensen wondered if it could be an issue going into the future; the Cornish Pasty could set a precedent for other franchises.

Mr. Blodgett said that he would do some research. As they were existing, we must be careful not to do something that might be considered a taking.

Chair Wood said that we don't have a format for these types of remarks. He explained that they had addressed them in the past as "around the table," but the state had said they could not do that as it was like an unposted agenda.

Mr. Blodgett said that this could be a direction to staff.

Vice Chair Christensen said he did not want to make it a direction, he just wanted to say that these things had been noticed so that the public knew they were paying attention.

Chair Wood replied that he felt Mr. Christensen had worded it correctly.

Item 8: Adjourn

Motion to adjourn at 6:28 p.m.

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSENT	ABSTAIN
CHRISTENSEN			X			
MCDONALD			X			
ROMBERGER		X	X			
WITTNER					X	
WOOD	X		X			

Approved: _____ Date: _____

Brice Wood, Design Review Board Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Design Review Board Thursday, February 17, 2022

Item : 4

Location: 405 Hull Avenue
Applicant/Owner: Richard & Hannah Flagg
Zone: C-1
APN: 401-06-020
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Project Background and Summary: The applicant is seeking approval after having repainted the building at 405 Hull street without DRB review. The applicant has paid the penalty fee and wishes to be in compliance with the Town of Jerome Zoning Ordinance.

Building Background and History: This 1,380sq ft building was constructed in 1910, and is described by the Arizona State Historic Property Inventory as; *"A rectangular building with exterior walls of concrete veneered with brick on the west and south, and stucco on the east. It's three stories are plain except for balconies on the east (street) façade. The Windows are double hung wood sash with flat wood trim on the east elevation. Access to the upper floors is by a single run strait stair, floor to floor. The porches are supported by steel struts and wood columns. The flat roof has a parapet surround and is surfaced with mopped-on built up roofing."*

Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building, in this case the Color for the purposes of historic preservation and visual compatibility within the C-1 zone, and with neighboring buildings. Section 304.F.f of the Jerome Zoning Ordinance states; *"The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related."* Subsection 304.F.2.c "Color" expands that; *"Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built."*

Review Criteria: To approve the paint color palette, the board is required to consider criteria contained in Section 304.F.f of the Jerome Zoning Ordinance covering Material, Texture, and Color. This section states; *"The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related."* For this purpose color palette samples and photographs of the existing building, the neighboring buildings, and the proposed changes to the exterior are provided within this document.



Left: A Digital copy of the color palette used on the façade of the building, in order top to bottom: Store front green (Main Body), deep Grey (decking), off white (Trim elements), Black (window Trim). Physical copies of the color samples will be available for review.



View of the building at 405 Hull Avenue from across the street, view facing West.



View of the building at 405 Hull Avenue from across the street, view facing west by southwest to include the western face of the building.



View of the building at 405 Hull Avenue from across the street and facing south down Hull Avenue to show the immediate neighbors and surrounding buildings for comparison.

Application & Related Information



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

File #:
Town Use

General Land Use Application – Check all that apply

- ☐ Site Plan Review \$300 ☐ Design Review \$25 to \$500 ☐ Conditional Use Permit (CUP) \$500
☐ Demolition \$50/\$200 ☐ Signage/Awning \$50 ☒ Paint/Roofing \$25
☐ Time Extension \$200 ☐ Other: ☒ Other: Double Fee for unauthorized work

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>FLAGG PROPERTIES OF JEROME LLC</u>	Owner: <u>RICHARD + HANNA FLAGG</u>
Applicant mailing address: <u>PO Box Q JEROME</u>	Property owner mailing address: <u>PO Box Q JEROME, AZ 86331</u>
Applicant role/title: <u>PRESIDENT</u>	
Applicant phone: <u>928 301 6418</u>	Owner phone: <u>SAME</u>
Applicant email: <u>FLAGGRICHARD@YAHOO.COM</u>	Owner email: <u>SAME</u>
Project address: <u>405 HULL AVE, JEROME</u>	Parcel number: <u>401-06-020</u>
Describe project: <u>REPAINT THE FRONT EXTERIOR OF 405 HULL AVE, JEROME</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: Richard Slaw Date: 11/14/22
Property Owner Signature: Richard Slaw Date: 11/14/22

Received from: <u>Flagg Properties</u> For Town Use Only		Date: <u>11/16/22</u>
Received the sum of \$ <u>50</u>	as: <input checked="" type="checkbox"/> Check No. <u>2467</u>	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card
By: <u>T. Oand</u>	For: _____	
Tentative Meeting Date/s - DRB: _____		P&Z: _____



Paint/Roofing Application Checklist

Each application will be filed with the zoning administrator and forwarded to the Jerome Design Review Board once the application has been reviewed by staff and determined to be complete. All application materials must be submitted electronically in PDF format (8.5-by-11 inches or 11-by-17 inches). Contact the zoning administrator at 928-634-7943 if assistance is needed regarding submitting materials.

- ☒ General Land Use Application Form
- ☒ Written narrative describing the details of the proposed paint and/or roof work
- ☐ Site plan showing property lines, buildings, and location of proposed paint and/or roofing changes
- ☒ Color and/or material samples of proposed paint and/or roofing (may be brought to meeting)
- ☒ Paint Colors (if applicable):

Main body: Store Front GREEN #1

Window Trim: BLACK #2

DECK
Door Trim: GREY #3

TRIM
Other: OFF WHITE #4

- ☐ Roof Colors/Materials (if applicable):

Main Roof: _____

Other: _____

- ☒ Photographs showing all sides of existing structures
- ☒ Photographs showing adjoining properties, buildings, and structures
- ☐ Additional information requested by zoning administrator

☐ _____

☐ _____

☐ _____

THE INTENT OF BUILDING IS ^{to} RESTORE
THE WOOD IN THE STORE FRONT
WINDOWS. AND WORN OUT PAINT
OF THE DECK



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, November 29, 2022

Item : 5

Location: 665 Main Street

Applicant/Owner: Richard Bingamen & Leslie Lammers

Zone: R1-5

APN: 401-06-026N

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Discussion/possible action

Project Background and Summary: The applicant is requesting permission to repair exterior wood siding and repaint in an updated shade of green.

Building Background and History: The structure at 665 Main Street is a 1,848sq ft Single family residence that was constructed in 1904. The 2007 Historic Properties survey provides very little information on the property besides calling it the; "Rosie Salas House". Yavapai County records some renovation or remodel work done in 1946, and again in 1980. The 1940 Census records Rosie Salas as having been born in 1893, and living in Jerome in 1940 (at the age of 47) with her son and her daughter.

Property Standards: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building, in this case the Color for the purposes of historic preservation and visual compatibility within the R1-5 zone, and with neighboring buildings. Section 304.F.f of the Jerome Zoning Ordinance states; *"The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related."* Subsection 304.F.2.c "Color" expands that; *"Exterior colors should be as near as possible to the original colors appropriate to the years during which the particular building or structure was built."*

Review Criteria: To approve the paint color palette, the board is required to consider criteria contained in Section 304.F.f of the Jerome Zoning Ordinance covering Material, Texture, and Color. This section states; *"The materials, texture and color of the façade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the buildings and structures to which it is visually related."* For this purpose color palette samples and photographs of the existing building, the neighboring buildings, and the proposed changes to the exterior are provided within this document.

Summary of Exterior Renovation Project

665 Main St., Jerome, AZ 86331

Richard Bingaman and Leslie Lammers

1. Repair deteriorated wood siding and window and door sills and frames to proper condition
2. Seal and paint to protect wood siding, sills and door frames
3. Update color from one shade of green to another shade of green





Right: Digital scan of the color sample intended to be used on the Home.

Below: View of the Home at 665 Main Street, exhibiting the front façade colors which will be updated to the lighter shade.





Right: Overview of the front façade at 665 Main Street, from Highway 89 below facing South.

Application & Related Information



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

Town Use

General Land Use Application – Check all that apply

- | | | |
|---|--|---|
| <input type="checkbox"/> Site Plan Review \$300 | <input type="checkbox"/> Design Review \$25 to \$500 | <input type="checkbox"/> Conditional Use Permit (CUP) \$500 |
| <input type="checkbox"/> Demolition \$50/\$200 | <input type="checkbox"/> Signage/Awning \$50 | <input checked="" type="checkbox"/> Paint/Roofing \$25 |
| <input type="checkbox"/> Time Extension \$200 | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: Richard Bingaman	Owner: Richard Bingaman / Leslie Lammers
Applicant mailing address:	Property owner mailing address:
	810 Bertrand Ave., Prescott, AZ 86303
Applicant role/title:	
Applicant phone: 602-708-0505	Owner phone: 602-708-0505
Applicant email: Rich.Bingaman@rebingamancpa.com	Owner email: rebingamancpa@gmail.com
Project address: 665 Main Street	Parcel number: 401-07-064
Describe project: Repair exterior wood siding and paint an updated shade of green	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: _____ Date: 11/06/2022

Property Owner Signature: _____ Date: 11/06/2022

For Town Use Only

Received from: _____ Date: _____

Received the sum of \$ _____ as: ☐ Check No. _____ ☐ Cash ☐ Credit Card

By: _____ For: _____

Tentative Meeting Date/s - DRB: _____ P&Z: _____



Paint/Roofing Application Checklist

Each application will be filed with the zoning administrator and forwarded to the Jerome Design Review Board once the application has been reviewed by staff and determined to be complete. All application materials must be submitted electronically in PDF format (8.5-by-11 inches or 11-by-17 inches). Contact the zoning administrator at 928-634-7943 if assistance is needed regarding submitting materials.

- ☒ General Land Use Application Form
- ☒ Written narrative describing the details of the proposed paint and/or roof work
- ☒ Site plan showing property lines, buildings, and location of proposed paint and/or roofing changes
- ☒ Color and/or material samples of proposed paint and/or roofing (may be brought to meeting)
- ☒ Paint Colors (if applicable):
 - Main body: Green
 - Window Trim: White
 - Door Trim: White
 - Other: _____
- ☐ Roof Colors/Materials (if applicable):
 - Main Roof: _____
 - Other: _____
- ☐ Photographs showing all sides of existing structures
- ☐ Photographs showing adjoining properties, buildings, and structures
- ☐ Additional information requested by zoning administrator
 - ☐ _____
 - ☐ _____
 - ☐ _____



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
(928) 634-7943

Zoning Administrator Analysis Design Review Board Tuesday, November 29, 2022

Item : 6

Location: 841 Gulch Road

Applicant/Owner: Kathleen Keller

Zone: AR

APN: 401-09-020

Prepared by: Will Blodgett, Zoning Administrator

Recommendation: Discussion/possible action

Project Background and Summary: The applicant is requesting permission to build a 25 foot long unpainted wooden fence, that measures 37" in height along her front driveway access. The purpose is to keep a small dog safely within the existing garden area.

Building Background and History: The structure at 841 Gulch Road is a 1,728sq ft. two-family dwelling unit that was originally built in 1910. The Arizona Historic Properties Survey conducted by the Jerome Historical Society in 2007 lists this structure as a Contributing element to the National Register and describes it as a 1,728 sq. ft. rectangular building clad in batten board siding. The windows are double hung fixed sliders, and possibly from a mobile home. The style is to be considered folk-vernacular, or Vernacular Jerome Miners Cabin.

Property Standards & Review Criteria: The Town of Jerome Zoning Ordinance requires consideration of the exterior treatment of the building, in this case the Materials and Colors for the purposes of historic preservation and visual compatibility within the AR zone, and with neighboring buildings. Section 304.H.j of the Jerome Zoning Ordinance states; *"Accessory features- Fences, walkways, decks, stairways, lighting, antennae, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related."*

Section 502.J of the TOJ Zoning Ordinance regulates Walls and Fences in three parts:

- 1) *"No freestanding wall or fence shall be constructed until a permit for such construction has been issued by the Building Inspector. No such permit shall be issued until the application for such permit has been reviewed and approved by the Zoning Administrator, and Design Review Board in accordance with the provisions of section 303, and section 304."*
- 2) *"In any Residential or Commercial Zone, no wall or fence over three (3) feet high shall be constructed or maintained nearer to the street line than the front and side walls of the building erected, nor be more than six (6) feet in height on any side or rear lot line. Provided, however, that open wire fences exceeding the above heights may be built around schools and other public, or quasi-public institutions when necessary for the safety or restraint of the occupants thereof."*
- 3) *"No fence or wall shall contain barbed wire, electrical current or charge of electricity, broken glass, or similar hazardous materials or devices, provided, however that fences enclosing storage areas in industrial districts may use barbed wire so long as such wire is located not less than six (6) feet above grade."*

ZA Response: The fence is to be constructed along a driveway that comes off of Gulch Road at a diagonal up slope. The House is oriented to that this driveway, running parallel to the road, meets the house along the side. The portion of the home facing Gulch Road as it passes the property is not the location of the proposed fence, which is planned to be 37" in height, well within the requirements laid out in section 502.J.2. No barbed wire, or hazardous material or devices will be installed on this fence.



Above: Detail view of the existing deck railing, which the applicant is using as a model for the proposed fence. Material and style would be the same, and the colors would be the same, unpainted wood.



Top Left: View of the driveway at 841 Gulch Road.



Bottom Left: View of the proposed fence location on the driveway at 841 Gulch Road.



Top Left: View of the driveway at 841 Gulch Road from the house, facing Northwest.

Bottom Left: View of the proposed fence location on the driveway at 841 Gulch Road. (No fence overlay) View facing Southeast.



Application & Related Information



TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

Town Use

General Land Use Application – Check all that apply

- ☐ Site Plan Review \$300 ☒ Design Review \$25 to \$500 ☐ Conditional Use Permit (CUP) \$500
☐ Demolition \$50/\$200 ☐ Signage/Awning \$50 ☐ Paint/Roofing \$25
☐ Time Extension \$25 to \$200 ☐ Other: _____ ☐ Other: _____

Note: Refer to the corresponding Project Application Checklist/s for additional submittal requirements.

Applicant: <u>KATHLEEN KELLER</u>	Owner: <u>KELLER/BARR</u>
Applicant mailing address: <u>PO BOX 1178 JEROME AZ</u>	Property owner mailing address: <u>SAME</u>
Applicant role/title: _____	
Applicant phone: <u>360-298-6393</u>	Owner phone: <u>SAME</u>
Applicant email: _____	Owner email: _____
Project address: <u>841501ch JEROME</u>	Parcel number: <u>401-09-02001</u>
Describe project: <u>WOOD FENCE</u>	

- I understand that review by the Jerome Design Review Board, Planning and Zoning Commission, and Town Council is discretionary.
- I understand that the application fee is due at submission and review will not be scheduled until fee is paid to the Town.
- I understand review criteria are used in evaluation by the Jerome Design Review Board and/or Planning and Zoning Commission. These criteria are included in the Jerome Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and the application is determined to be complete.

Applicant Signature: [Signature] Date: 11/14/22
 Property Owner Signature: [Signature] Date: 11/11

Received from: <u>Terrri Cand</u>		For Town Use Only		Date: <u>11/15/22</u>
Received the sum of \$ <u>25-</u>	as: <input checked="" type="checkbox"/> Check	No. <u>1883</u>	<input type="checkbox"/> Cash	<input type="checkbox"/> Credit Card
By: <u>T. Cand</u>	For: _____			
Tentative Meeting Date/s - DRB: _____		P&Z: _____		

General Land Use

A wooden Garden Fence - 34" in height & approx 25' in length allowing for dog confinement & garden area. Not painted.