



# TOWN OF JEROME

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

Regular Meeting of the Town of Jerome

DESIGN REVIEW BOARD

Monday, October 4, 6:00 pm

via ZOOM

MINUTES

## 6:01 (0:33) Item 1: Call to order

Chair Tyler Christensen called the meeting to order at 6:01 p.m.

Deputy Town Clerk Rosa Cays called the roll. Present were Chair Christensen, Vice Chair Brice Wood, and board members John McDonald, Carol Wittner, and Mimi Romberger.

Chair Christensen new board member Mimi Romberger.

## 6:01 (1:18) Item 2: Petitions from the public – There were no petitions from the public.

## 6:01 (1:27) Item 3: Approval of Minutes: Minutes of the regular meeting of Tuesday, July 6, 2021.

### Discussion/Possible Action

#### Motion to Approve the Minutes of the Regular Meeting of Tuesday, July 6, 2021

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

Continued Items/Old Business: none

### New Business:

## 6:02 (2:23) Item 4: Preliminary and Final Design Review for a garage

Applicant/Owner: Cynthia Barber and Christina Barber

Zone: AR

Address: 875 Gulch Road

APN: 401-09-013

Applicants are seeking design review to construct an approximately 280-square-foot garage. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

### Discussion/Possible Action - DRB Reso. 2021-21

Ms. Cays confirmed that this project had gone to P&Z for preliminary review and was approved [on the condition that the BOA approve the variance].

Chair Christensen said this was a rebuild rather than a restoration of an old garage. He described how it would be rebuilt.

Board member Wittner asked why it had gone before the Board of Adjustment. Chair Christensen explained that the setback along Allen Springs Road was not met and needed to be approved.

Ms. Cays further explained that it was also approved because the frontage along Allen Springs Road was determined to be a side yard, so the setback requirements were different, and that other properties in the area were similar, i.e., not built according to the zoning ordinance setback requirements. She also said that Ms. Cynthia Barber presented a solid argument for approving the variance.

#### Motion to Approve DRB Resolution 2021-21

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

## 6:06 (6:02) Item 5: Preliminary and Final Design Review for a deck extension on a single-family residence

Applicant/Owner: Adam Downey/Thomas Bauers

Zone: R1-5

Address: 630 Main Street

APN: 401-07-151

Applicant is seeking design review to construct an approximately 220-square-foot rear deck. Request for a variance was approved by the Board of Adjustment on September 21, 2021.

### Discussion/Possible Action - DRB Reso. 2021-22

Chair Christensen asked why a variance was needed. Ms. Cays explained that it was another setback issue and because the project abutted UVX property.

Vice Chair Wood pointed out that a letter from the UVX Mining Company supporting the project was included in the application.

(7:41) Jerome property owner Thomas Bauers explained the reason for the project, that it was time to renovate the deck after approximately 25 years and decided to extend it 4 feet in the process, hence the need for a variance. He confirmed Trex was to be used, a low-combustible material.

#### Motion to Approve DRB Resolution 2021-22

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

### Informational Items (Current Event Summaries):

#### 6:10 (9:37) Item 6: Updates of Recent and Upcoming Meetings – Rosa Cays, Deputy Town Clerk

- a) **September 15, 2021, P&Z meeting** – CUP for microbrewery at House of Joy.
- b) **September 21, 2021, BOA meeting** – variances for 875 Gulch Road, 148 Juarez Street, and 630 Main Street.
- c) **October 12, 2021, Council meeting** – CUP for microbrewery at House of Joy.

Ms. Cays shared highlights from recent meetings: the CUP for the microbrewery was approved by P&Z on the condition it be reviewed in six months to be sure the applicants were in compliance and neighbors were happy, and that it would go before Council next; that the BOA denied the variance for 148 Juarez Street because the applicant was not planning to build the house and instead was establishing that the lot, which is for sale, was buildable. She read aloud the section in the zoning ordinance that supported the decision.

#### 6:12 (11:52) Item 7: Future DRB Agenda Items for Monday, November 1, 2021: No items currently scheduled.

Ms. Cays said an application for a new sign for Cornish Pasty was submitted, which is finally building out at the UVX Apartments.

### Item 8: Adjourn

#### Motion to Adjourn at 6:13

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

Approved:  Date: 11-3-21  
Tyler Christensen, Design Review Board Chair

Attest:  Date: 11-3-21  
Rosa Cays, Deputy Town Clerk