



TOWN OF JEROME

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

AGENDA

Regular Meeting of the Planning and Zoning Commission

Tuesday, Sep 20, 2022, 6:00 pm

CONDUCTED VIA ZOOM

Members of the public are welcome to participate in the meeting via the following options: By computer at <https://us02web.zoom.us/j/9286347943> or by telephone at 1 669 900 683. The Meeting ID is 928 634 7943. A drive-up internet hotspot is now available in the parking lot in front of the Jerome Public Library. The network is Sparklight Yavapai Free Wi-Fi, and no password is required. Please submit comments/questions at least one hour prior to the meeting to Zoning Administrator William Blodgett at w.blodgett@jerome.az.gov.

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 commission. 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 state your name and please observe the three (3)-minute time limit. No petitioners will be recognized without a request. The commission'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 – Regular meeting of Aug 16, 2022

Old (continued) Business: none

New Business:

Item 4: Seeking reapproval for Garage Remodel

Applicant/Owner: Kelly Foy

Zone: R1-5

Address: 121 Third Street

APN: 401-08-040

Applicant is seeking approval to remodel their Garage on 121 Third Street.

Discussion/Possible Action

Meeting Updates:

Item 5: Updates of recent and upcoming meetings

- **Tue Aug 09 Council regular meeting-** Approved resolution No. 644 (regarding tax valuation of property within the Town) and approved an agreement for professional engineering services for the wastewater treatment plant. Approved renting a town property to a town employee and approved two special event permits, one for "Art in the park" and the other for "Jerome indie film & music festival". Council approved a CUP for continued residential use at 511 School Street.
- **Tue Aug 23 Council special meeting-** Approved resolution no. 645 (declaring and adopting the results of the primary election) and appointed Sonia Sheffield to fill council vacancy, and administered the oath of office.
- **Tue Aug 23 DRB regular meeting** – Meeting cancelled, no items.
- **Tue Aug 30 P&Z special meeting** – Meeting postponed to the September regular meeting.

Item 6: Potential items for September's Planning & Zoning meeting, Tuesday Oct 18, 2022 – Nothing currently Planned

Item 7: Adjourn

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 6 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

DRAFT MINUTES

Regular Meeting of the Planning and Zoning Commission

Tuesday, Aug 16, 2022, 6:00 pm

CONDUCTED VIA ZOOM

6:02 (0:10) Item 1: Call to order

Chair Ready called the meeting to order at 6:02 p.m.

Deputy Town Clerk Kristen Muenz called the roll. Present were Chair Ready, Vice Chair Schall, Commissioner Peterson, Commissioner Riley, and Commissioner Ready. Members of staff present included Zoning Administrator Will Blodgett and Ms. Muenz.

6:02 (0:51) Item 2: Petitions from the public – There were no petitions from the public.

Possible Direction to Staff

6:03 (1:10) Item 3: Approval of Minutes – Regular meeting of April 19, 2022, Regular meeting of July 19, 2022

Chair Ready and Vice Chair Schall said the April 19th, 2022, Regular Meeting Minutes looked fine and had no problems.

Vice Chair Schall asked that a minor change be made to the July 19th, 2022, Regular Meeting Minutes: Vice Chair Schall pointed out that as they began to motion for approval of the April 19th minutes, Commissioner Romberger said he must abstain from the vote. There would not be enough Commissioners present for an approval to carry, so staff were directed to table the minutes to the next meeting. Vice Chair Schall said he would motion to approve the July 19th minutes with a request to edit the wording to “tabled.” Chair Ready chose to abstain from voting for the July 19th minutes because she was not present at the July meeting, while Commissioner Peterson chose to abstain from voting for the April and July minutes because she had not had the opportunity to read them.

Motion to approve the minutes of the regular meeting of April 19, 2022

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson						X
Ready		X	X			
Riley			X			
Romberger			X			
Schall	X		X			

Motion to approve the minutes of the regular meeting of July 19, 2022, with a minor change

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson						X
Ready						X
Riley			X			
Romberger		X	X			
Schall	X		X			

Old (continued) Business: none

New Business:

6:12 (9:55) Item 4: Seeking reapproval for Garage Remodel

Applicant/Owner: Kelly Foy

Zone: R1-5

Address: 121 Third Street

APN: 401-08-040

Applicant is seeking reapproval to remodel their Garage on 121 Third Street.

Discussion/Possible Action

Chair Ready asked Zoning Administrator Will Blodgett for updates on the reapproval.

Mr. Blodgett requested that the Commission table the item because he had received a lot of new information over the last 24 hours. He added that the additional information is important enough that the packets need to be updated. He stated that he would like to expedite the process for the applicant and therefore also requested that they try to meet again in 2 weeks.

The applicant, Kelley Foy, said it was the second time the item had been tabled and wanted some explanation.

Mr. Blodgett explained that he now had additional information that he had not had time to review, analyze, and address. He wanted to be sure they had a clear view of the full project so that they could treat it as fairly as possible.

Ms. Foy replied that she appreciated that.

Chair Ready said she felt that the Commission needed to have the full picture because it is impossible to make a decision without it. She asked Mr. Blodgett if he was working with the applicant to get everything needed.

At this point, the Zoom meeting ended abruptly due to technical difficulties. The meeting was restarted at 6:13 p.m.

(2nd half-1:00) Mr. Blodgett apologized for the interruption. In response to Ms. Ready, he said that he will need more time. Mr. Blodgett said that he would like to meet with the applicant and go over a checklist of specific items to be sure he has all the needed information. To expedite the process for applicant, he would like to hold a special meeting rather than waiting until the next regularly scheduled meeting in a month's time.

Commissioner Riley asked about the date for the special meeting.

There was general discussion about scheduling the special meeting.

Chair Ready began to motion to table the item until a later date when Vice Chair Schall made a point of order and recommended that they not pin the motion to a particular date to be sure that there were no conflicts of scheduling.

Motion to table the reapproval for Garage Remodel to a special meeting at a later date

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready	X		X			
Riley			X			
Romberger			X			
Schall		X	X			

Meeting Updates:

6:20 (4:30) Item 5: Updates of recent and upcoming meetings

- July 26 DRB meeting –
- Aug 09 Council meeting –

Ms. Muenz read updates from the most recent DRB and Council meetings.

6:24 (8:20) Item 6: Potential items for September's Planning & Zoning meeting, Tuesday Sept. 20, 2022 – Nothing Planned
Zoning Administrator Blodgett confirmed that he had not received any items for the September meeting yet.

Item 7: Adjourn

Motion to adjourn at 6:26 p.m.

Commissioner	Moved	Second	Aye	Nay	Absent	Abstain
Peterson			X			
Ready	X		X			
Riley		X	X			
Romberger			X			
Schall			X			

Approved: _____ Date: _____

Chair Ready, Planning & Zoning Commission Chair

Attest: _____ Date: _____

Kristen Muenz, Deputy Town Clerk



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Commission Tuesday, September 20, 2022

Item : 4

Location: 121 Third Street
Applicant/Owner: Kelley Foy
Zone: R1-5
APN: 401-08-040
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The applicant is seeking approval of a preliminary site plan to remodel and restore the existing garage at 121 Third Street. The project was approved originally in 2018 but has undergone changes in design and material since the original was approved. Specifics as to the project are contained within a letter submitted by the applicant and presented on the following page, and periodically within subsections as appropriate in response to concerns and questions brought to the Zoning Administrator.

Purpose: The purpose of the site plan review is to provide for the public health, safety and general welfare, and to protect the environment and the historical character of the Town of Jerome. The plan review will include an examination of all proposed site work, and excavation and grading regulations, with special regulation of work sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties.

Property Standards: The Town of Jerome Zoning Ordinance in section 303.1.B requires that accessory structures, and modifications to nonconforming structures be reviewed by the Planning & Zoning Commission.

Response: The Planning & Zoning Commission shall approve, conditionally approve, or deny said plan. Once denied the original plan shall not be resubmitted. The Planning & Zoning Commission may, if the preliminary drawings and data are sufficiently clear and explicit and satisfy the requirements of section 303.2 and/or Grant final approval at the preliminary review session, provided all other requirements of this section are conformed with.

Applicants Letter:

"We are submitting our application to remodel our existing garage at 121 Third Street. We were approved for a similar garage remodel in 2018, albeit the changes in material. In light of the current material shortages and height changes to the Jerome ordinance after our first approval, we are returning with a revised design that meets all updates in the current Jerome Ordinances. We would like to create a historically compatible corrugated metal structure built as a pole barn, with garage doors, an access door, and 3 East facing windows to vent the structure. The new garage will be two story similar to the building that historically sat in its place. (See photo of an old Jerome market and apartment building where our existing garage and open flagstone is now). This proposed building is similar to multiple existing structures in our neighborhood and another across the highway off of Rich street (See photos provided). It will require a demolition permit and a building permit. We are keeping the existing West concrete wall and all utilities. This structure, will be built with a time tested pole barn construction with concrete footings and a new concrete pad. The garage currently has all necessary utilities but will require some coordination with the Town to preserve the existing sewer in the garage that connects with three other properties before reaching our home or existing garage and terminating in the town sewer.

Thank you for your consideration for this beloved project, we have waited 18 years to build.
Sincerely,

Kelley Foy
& Leta Hollon"

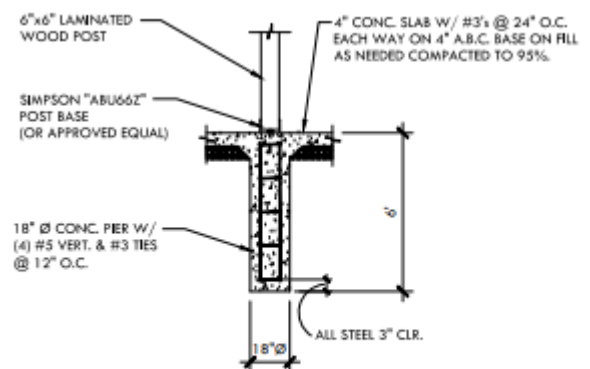
The applicants request for a remodel has been challenged as such raising the question if it counts as a remodel, or as a new construction? Depending on your views, and priorities either way can be argued. A Remodel will typically have to preserve a certain percentage of the existing structure, around 50% commonly and usually measured in walls. In Jerome we have lots of existing historic concrete foundations and retaining walls dating back to the early 1900's. I support preservation of these features and believe that a historic foundation, if proven safe and usable should count toward this calculation. However, the argument could be made that much of the standing stick-built portion of the structure will be demolished and thus could qualify this project as a new-construction. This option opens up the possibility of losing part or all of the historic features currently present.

What is a "Pole-Barn"?

The structure proposed to be built is described as a "pole barn", which is a type of post-frame construction. This uses a post, or pole, as a framing member to anchor the structure into the foundation. One materials supply company describes the method of construction this way;

"Post-frame construction involves using highly engineered, prefabricated laminated wooden posts—also known as columns—placed typically at 8 feet on center. Buried 4 to 6 feet deep to provide support, the posts are the main vertical framing element in all post-frame buildings and are typically connected with wood sidewall girts. These structural components help transfer wind and snow loads to the foundation. And regarding that foundation, post-frame structures do not require pouring what's called a continuous foundation, which simplifies the construction process and lowers overall costs."

An Additional benefit listed for this style of construction is a higher load transfer, allowing the structure to handle stresses such as snow-loads, high winds, and so on, with greater ease than the traditional stick-built structure. The proposed structure shows plans to sink these posts supports six (6) feet down, providing more than adequate stability.



POST @ FOUNDATION DETAIL
N.T.S.

Setbacks and non-conforming status:

The Jerome Zoning Ordinance states in section 505.D.7.c;

"Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures."

The existing garage is a non-conforming building, built before the adoption and application of our Zoning Ordinance. The Jerome Zoning Ordinance defines a nonconforming situation as:

“A nonconforming situation is a condition that occurs when, on the effective date of this Ordinance or a previous Ordinance, or on the effective date of an Ordinance text amendment or rezoning an existing lot, structure, building, sign, development or use of an existing lot structure does not conform to one or more of the regulations currently applicable to the district in which the lot, structure, building, sign, development or use is located.”

The Ordinance goes on to define the purpose of this status;

“While permitting the use and maintenance of nonconforming structures, this section is intended to limit the number and extent of nonconforming uses and structures by prohibiting their being moved, altered, enlarged or restored after destruction in a manner which would increase the discrepancy between conditions existing at the time of the adoption of the Ordinance and the standards prescribed in this Ordinance, except as provided for by A.R.S. 9-462.02

For our purposes the location of the garage with the “zero lot line” is the nonconforming situation. The use as a garage is not nonconforming. In section 501.C.6 (Nonconforming situations- Application) the Jerome Zoning Ordinance says;

“A nonconforming building may not be reconstructed or structurally altered during its life to an extent that would increase the discrepancy between conditions existing at the time of the adoption of this Zoning Ordinance and the standards prescribed in this Ordinance.”

This means that a nonconforming structure that has setbacks that don't meet the modern standards could not undergo a remodel that would increase the footprint and thus decrease what setback currently exists (if any). In the original application submitted in 2018 there were concerns and discussions revolving around this issue, especially as there is a planned increase in the building height. It was determined with the aid of the Town Attorney that an increase in height does not constitute an increase in the discrepancy for nonconforming setbacks, as the footprint of the building will not change. The standards in the Jerome Zoning Ordinance require 5' of setbacks in the R1-5 District from all surrounding structures.

The Jerome Zoning Ordinance section 502 (General Provisions) Section H.7 (Yard, Lot, and Area requirements) requires;

“Accessory Buildings (detached)- Any detached accessory building or swimming pool in any zone shall not be located in the front yard, shall be at least five (5) feet from the main structure, shall be at least five (5) feet from the rear and interior side lot lines, and shall maintain side yard setbacks from the street side lot lines as required for the main structures in that zone.”

According to this requirement, the Garage structure (and many like it in the same neighborhood) located in the front yard, is already nonconforming. Note that the applicant though, due to the location of her property, enjoys the benefits of having double frontage. If the non-conforming status is lost, and the project is considered to be a new construction then a Variance would be required for the setback requirements.

Fire Safety:

There are concerns that the additional height of the structure will create a greater potential fire risk to the neighboring property and structures. The primary concern is that without increasing the setbacks of the structure, the “zero lot line” increases the difficulty in fighting fires while increasing the potential for fire to spread to the neighboring structure. The Second concern is that with increased height comes an increase in “splash zone” damage in the event of a collapse, due to fire, earthquake, etc. Letters from the Jerome Fire Department listing these concerns are provided at the end of this document.

The primary concern about the setbacks, the “zero lot line” are legitimate, however much of the risk can be mitigated through application of policy and modern construction materials and methodology. Not that the existing structure is an older, traditional stick-built garage which has a level of fire hazard risk that is shared by all similar structures. One-Hour Fire rated walls can be required for the southeast side of the structure, that sits on almost a zero-lot line, in order to mitigate some fire concerns.

Height:

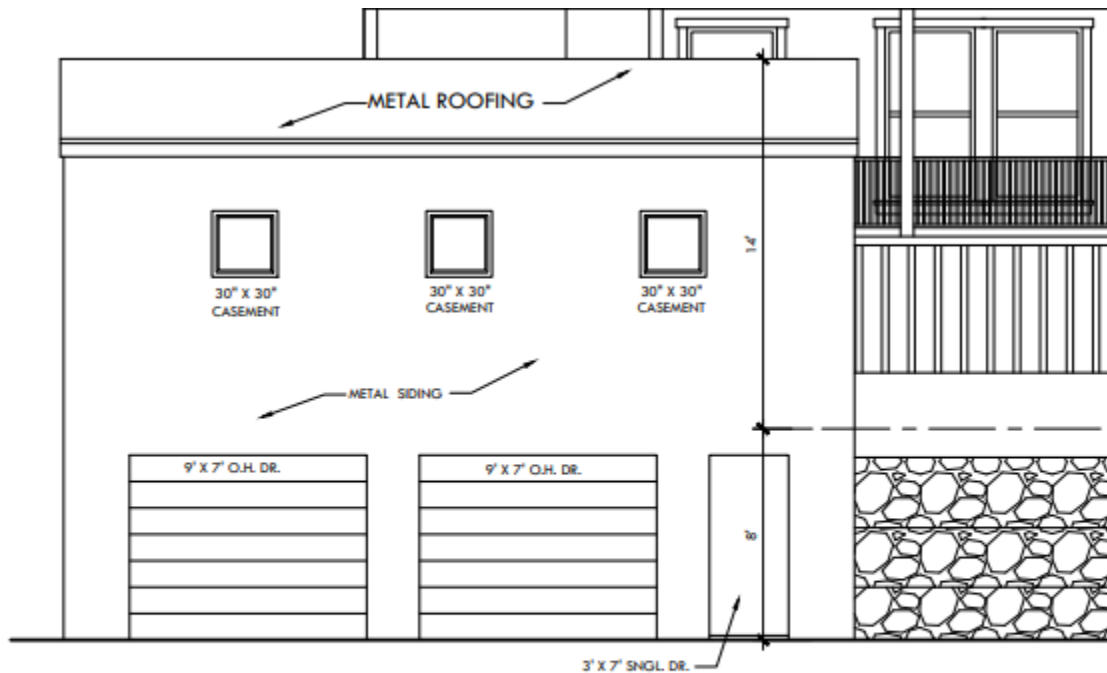
The height of the proposed building has been subject to many questions and concerns. Since the original approval via appeal in 2018, the applicant has reduced the height of the structure twice, and it currently stands at 14' above median grade, which is in compliance with the Zoning Ordinance requirements for accessory buildings in section 505.D.7.d;

“Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in “accessory building, height of.”

The Following exhibits are taken from the Jerome Zoning Ordinance, and show how for this purpose, slope and height are calculated for a structure that exists on a slope, as is common in Jerome. Following these exhibits is the revised front elevation that reflects this information.

Drainage and Stormwater Runoff:

As the planned structure does not expand the existing footprint, the drainage patterns would not significantly change. Stormwater runoff would drain to the rear and front of the proposed structure, following the canting of the roof, which improves drainage over the flat roof currently present on the existing structure.



East elevations showing the 14' building height as measured from median grade.
Source: Kelly Foy

CENTER ST. EAST ELEVATION (SIDE)
1/4" = 1'-0" SCALE

$$\text{Slope} = \frac{9.5'}{30'} = 31.6\% \text{ Slope}$$

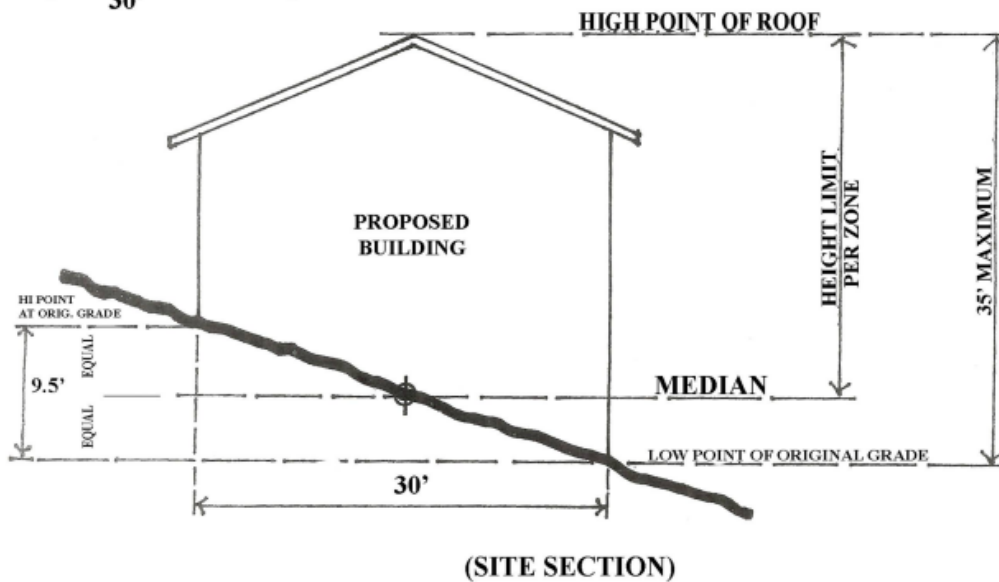


DIAGRAM 1

BB 1.98

(Top) An example of how height of a structure is determined accounting for the slope of the parcel, from the TOJ Zoning Ordinance, pg. 87.

(Bottom) Example of how slope is calculated, from the TOJ Zoning Ordinance, pg. 91

Residential Occupation:

Section 505 (R1-5 Zone, Single Family Residential) subsection D item 7 (Accessory buildings) states that;

“Accessory buildings shall not be used for human habitation.”

This removes any possibility of Residential occupancy (such as a STVR or Rental) from this structure, as that is not within the permitted uses of this type of structure.

Sewer: Concerns about the adequacy of the property’s sewer lines are legitimate, as increased use over the previous years have on occasion created blockages and back-ups within the line. The Town of Jerome Public Works has already expressed an interest in gaining access to this sewer line during construction should the project be approved, and repair/replace sections while the foundation is easily accessible.

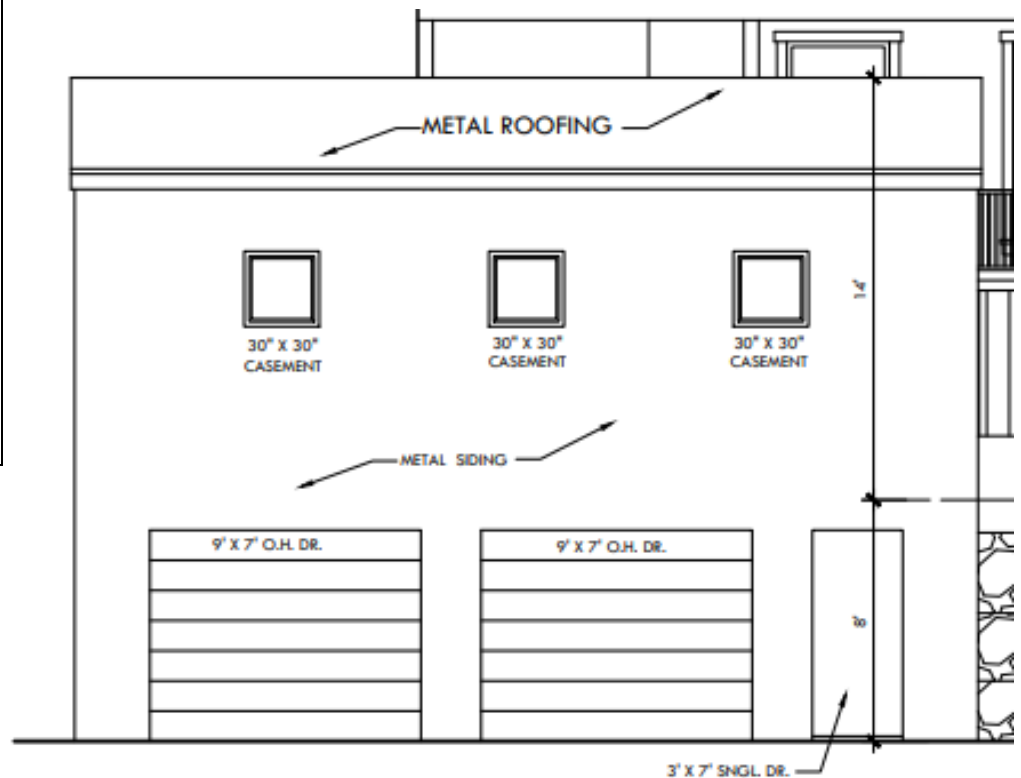
The following pages contain preliminary site plans and elevations and photographs showing the project site and surrounding area. The applicant has supplied satisfactory information for the requirements of preliminary site plan review. Additional details and information will be required for the final site plan review. I request the Commission discuss and vote to either approve, or deny the project based on the information provided within this packet.

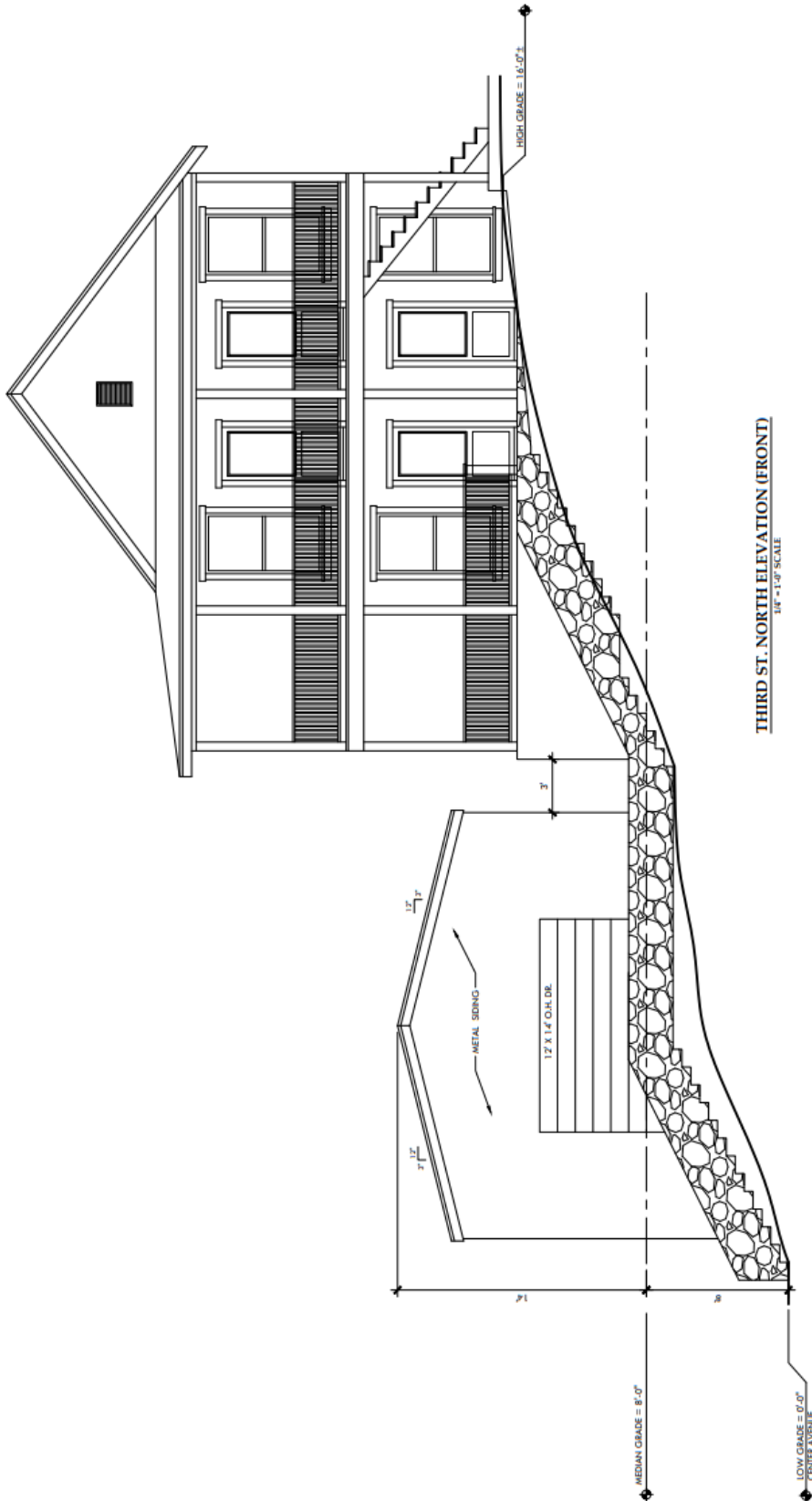


CENTER ST. EAST ELEVATION (SIDE)
1/4" = 1'-0" SCALE

Top: East elevation of the proposed structure. Source: Kelly Foy

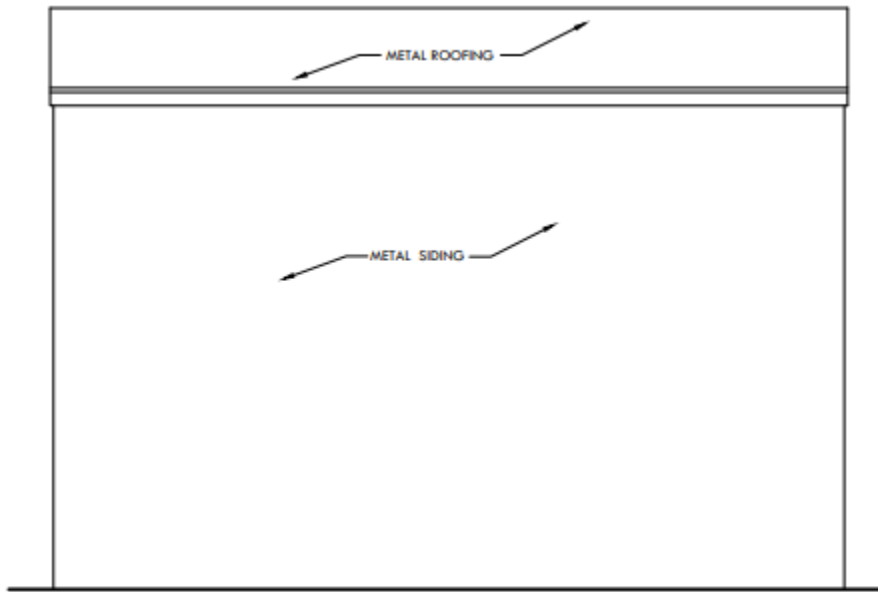
Right: Detail view of the east elevation (as seen above) focused on the garage only. Source: Kelly Foy





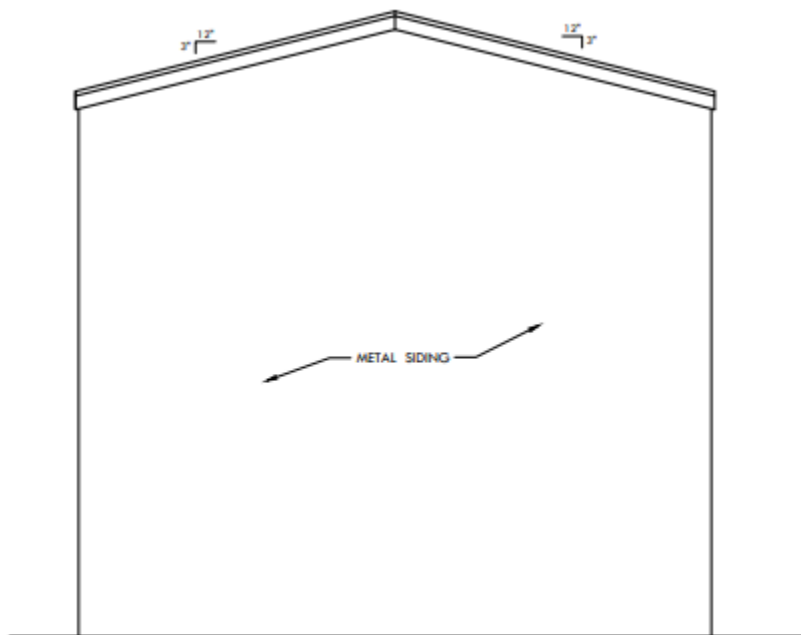
THIRD ST. NORTH ELEVATION (FRONT)
1/4" = 1'-0" SCALE

Left: View of the North elevations showing median grade and heights. Source: Kelly Foy



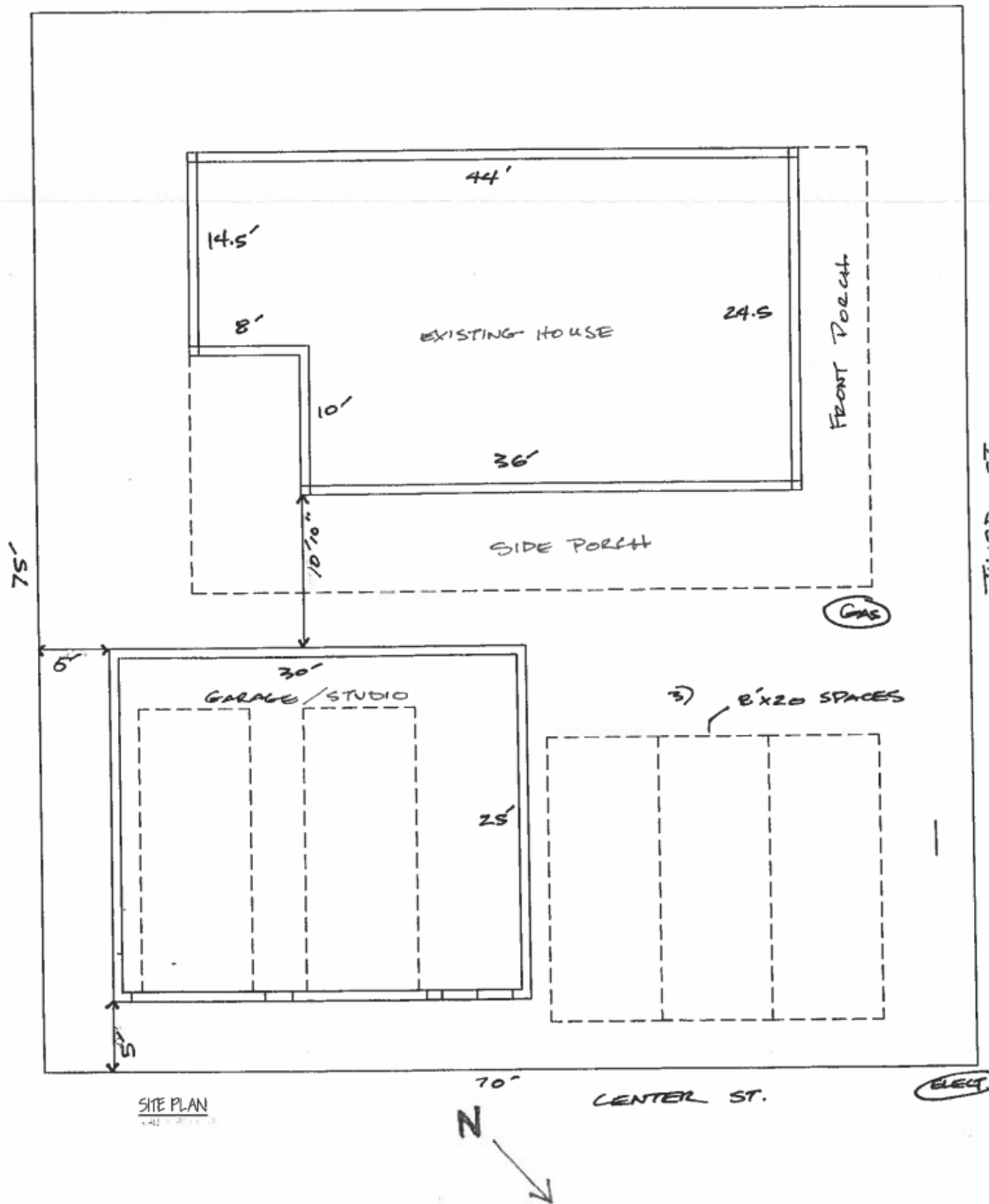
WEST ELEVATION
1/4" = 1'-0" SCALE

Top: West
Elevation, source:
Kelly Foy

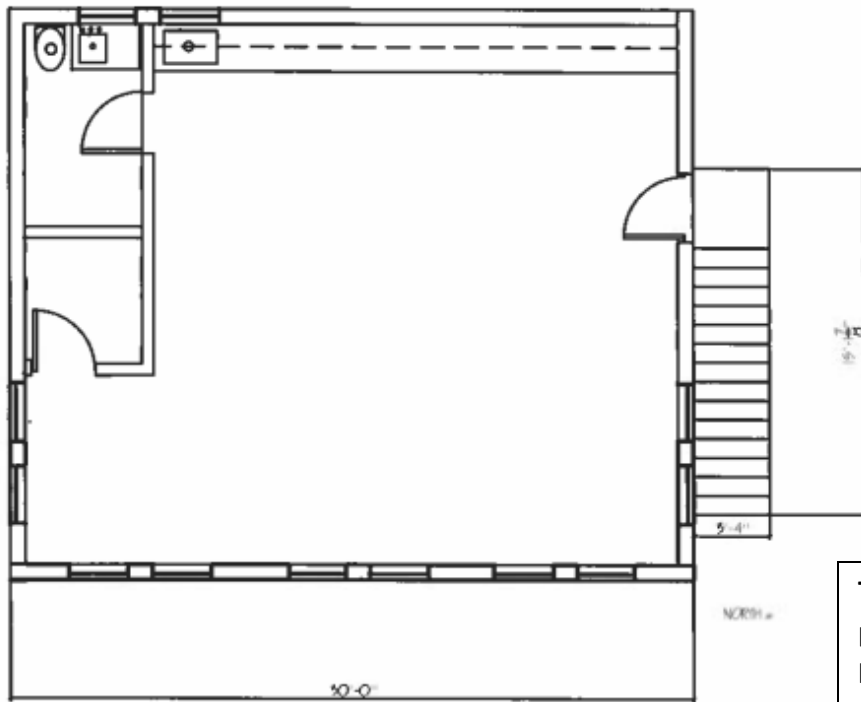


SOUTH ELEVATION
1/4" = 1'-0" SCALE

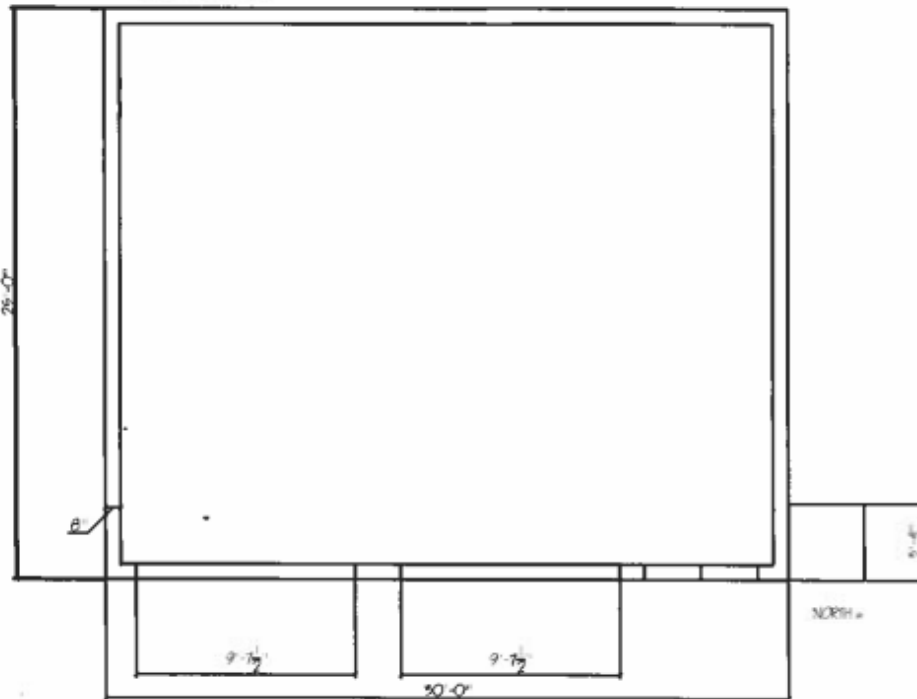
Bottom: South
Elevation, source:
Kelly Foy.



View of the proposed garage, parking strategy and dimensions of the building site and related structures on the same property. Source: Kelly Foy.



DIMENSIONED second floor EAST
SCALE: 1/8" = 1'-0"



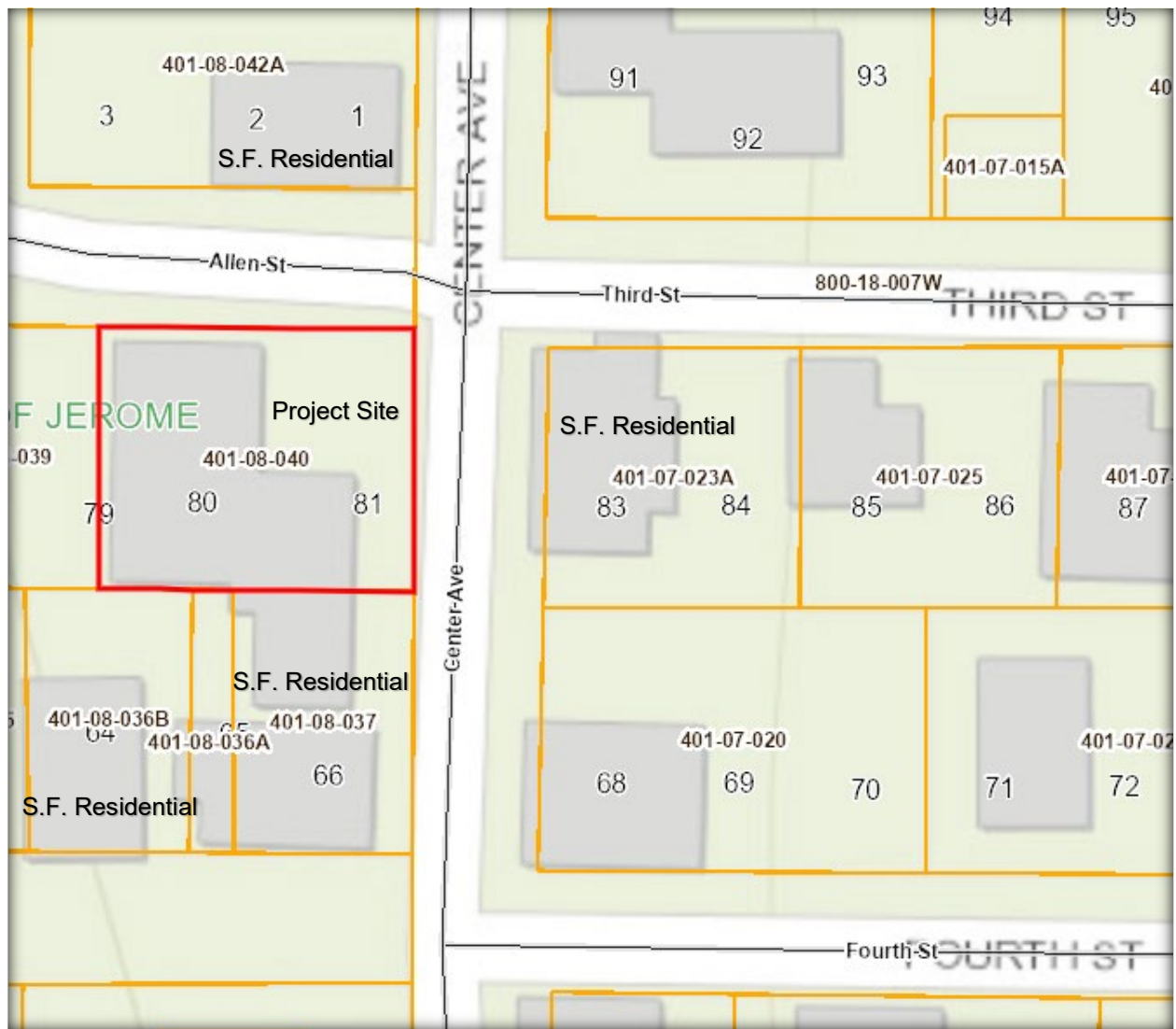
DIMENSIONED first floor EAST
SCALE: 1/8" = 1'-0"

Top: Second floor plan. Note a lack of kitchen and bathing facilities which are required for a Residential occupancy. source: Kelly Foy.

Bottom: First Floor plan, source: Kelly Foy



Above: A photograph looking south along Center Avenue showing the historic street-front façade. Two-level structures historically existed in this location. The existing garage structure (single level) was added after the buildings shown in the photograph above were demolished.



Above: View of the project site (in red) and the surrounding parcels, all residential land uses found within the R1-5 district. Source: Yavapai County



Top: View of the applicant's property (to the left) with Allen Street in the middle-right, and a Residential property to the left. Source: TOJ-W.B.

Left: View looking down center street facing South. The applicant's garage (Green structure behind the telephone pole) is visible. Source: TOJ-W.B.

Bottom: Detail view of the applicant's property from Center Street facing South/South-west. Source: TOJ-W.B.





Top: View of the applicant's garage and house (on the right) and the neighboring garage and property on the left from Center Street facing West. Source: TOJ-W.B.

Bottom: View of Center Street facing North, with the applicant's property visible on the left along with a neighboring garage. Source: TOJ-W.B.



Application and Documents from earlier reviews



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

- | | | |
|---|--|---|
| <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 type="checkbox"/> Paint/Roofing \$25 |
| <input type="checkbox"/> Time Extension \$25 to \$200 | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

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

Applicant: <u>KELLEY FOY</u>	Owner: <u>KELLEY FOY</u>
Applicant mailing address: <u>PO BOX 1234</u>	Property owner mailing address: <u>SAME</u>
<u>CRESTED CONSTRUCTION</u>	
Applicant role/title: <u>OWNER</u>	
Applicant phone: _____	Owner phone: <u>602-410-4444</u>
Applicant email: _____	Owner email: <u>KELLEYEFOY@GMAIL.COM</u>
Project address: <u>121 THIRD ST</u>	Parcel number: <u>401-08-040</u>
Describe project: <u>BULD NEW GARAGE / POLE BARN</u>	
<u>WHERE EXISTING GARAGE SITS ON SIDE OF</u>	
<u>PROPERTY - DEMOLITION REQUIRED</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: 6-29-22
Property Owner Signature: SAME Date: SAME

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____	P&Z: _____



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, DURING THE MONTH OF JUNE 2005, IN CONFORMANCE WITH THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS ADOPTED IN FEBRUARY OF 2002.

STAN DICKEY
38234
DATE OF SURVEY: 06/14/05

	NAME	DATE
DESIGN	A. SMITH	06/14/05
DRAWN	J. COMBS	07/06/05
CHECKED	S. DICKIEY	07/07/05
REVISED		
ENG. NAME:	JONESVILLE DWG.	

of the east 10 ft. of Lot 79 and Lots 80 and 81 of Block C, of the Syndicate Addition of the Copper Chief Claim, Recorded in Book 2 of Maps, Page 87, in the Office of the County Recorder, in the County of Yavapai, in the State of Arizona



CORNERSTONE

SURVEYING & ENGINEERING, INC.

1010 N. MAIN STREET
 COTTOWOOD, AZ 86326
 PH: 928-649-0949
 FAX: 928-639-1801

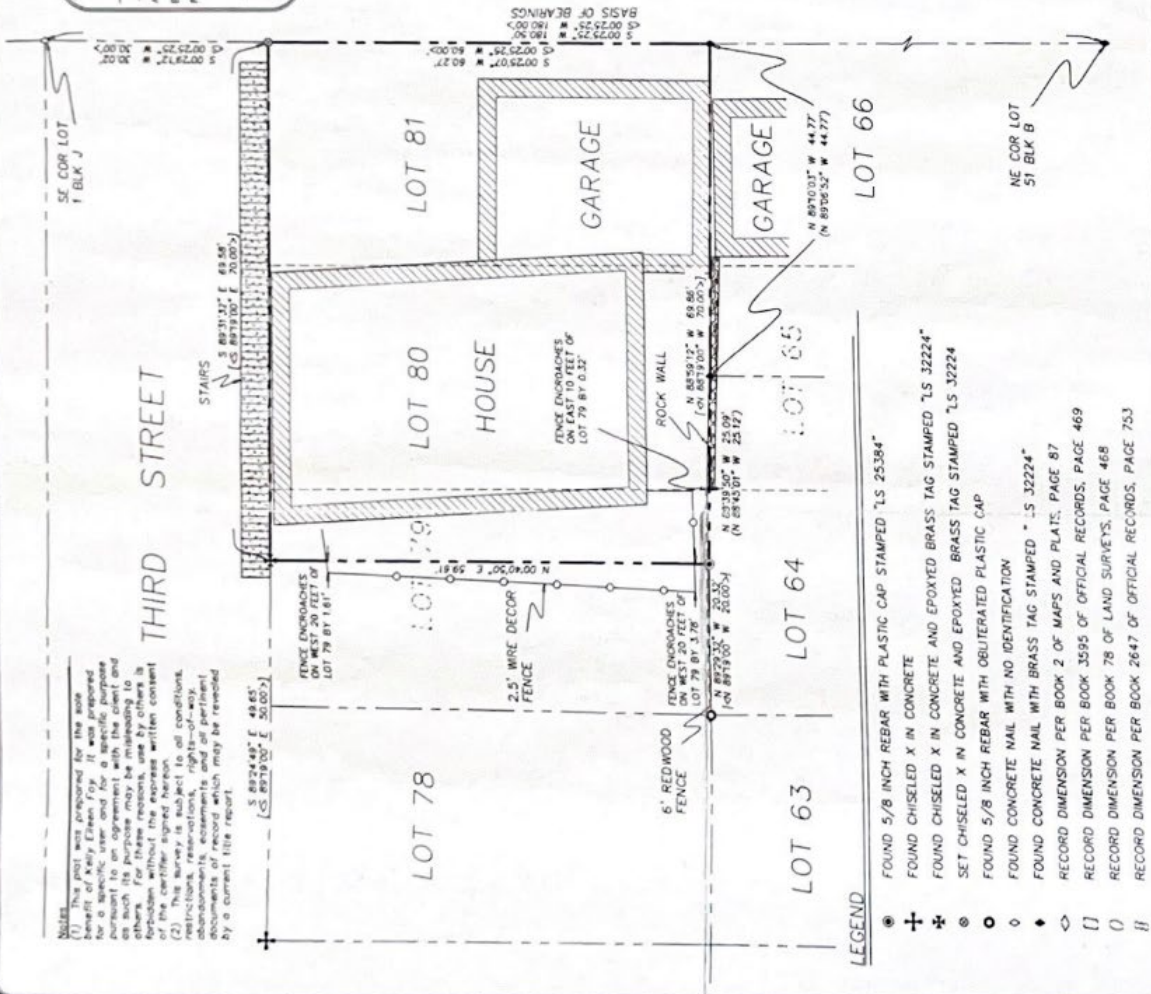
JOB NUMBER: 10506141 A/PN: 401-08-040

CLIENT	SHEET	SECTION	TOWNSHIP	RANGE
SCAPICELLA	1 of 1	23	16N	2E

Gila & Salt River Base & Meridian

ANNE ARUNDEL COUNTY RECORDER
 Records at the Office of
 Administrative Services &
 Excise, Inc.
 _____ A.D. 2005
 AT _____ O'Clock
 Room _____ of Line Surveys
 Paid _____
 RECORDS OF TAYLOR COUNTY,
 ARIZONA
 ANA WAYMAN-TRULLILLO
 COUNTY RECORDER
 _____ COUNTY RECORDER

CENTER STREET



(1) This plot was prepared for the sole benefit of Kelly Green. It was prepared for scientific use and for a specific purpose and is not to be used for any other purpose, without an agreement with the client and the author. For this purpose may be misleading to others. For this purpose may be misleading to others is forbidden without the written consent of the author.

(2) This survey is subject to all conditions, restrictions, reservations, rights of withdrawal, amendments, extensions and all pertinent documents of record which may be revealed to a current title owner.

- FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "LS 25384"
- ✚ FOUND CHISELED X IN CONCRETE
- ✚ FOUND CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- ✚ SET CHISELED X IN CONCRETE AND EPOXYED BRASS TAG STAMPED "LS 32224"
- FOUND 5/8 INCH REBAR WITH OBLITERATED PLASTIC CAP
- FOUND CONCRETE NAIL WITH NO IDENTIFICATION
- ◆ FOUND CONCRETE NAIL WITH BRASS TAG STAMPED "LS 32224"
- ◁ RECORD DIMENSION PER BOOK 2 OF MAPS AND PLATS, PAGE 87
- [] RECORD DIMENSION PER BOOK 3595 OF OFFICIAL RECORDS, PAGE 469
- () RECORD DIMENSION PER BOOK 78 OF LAND SURVEYS, PAGE 468
- |) RECORD DIMENSION PER BOOK 2647 OF OFFICIAL RECORDS, PAGE 753



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
E-mail: blair@jeromefire.us

2-8-19

Jerome Town Council
Planning and Zoning Commissioners
Jerome Town Manager
Jerome Zoning Administrator

Re: Accessory Building

Jerome has numerous areas where there are legal nonconforming accessory buildings already. These situations already add for continuous fuel loading, making it extremely difficult to manage fire in these areas. On 11-29-17 Jerome Fire Department responded to one of these areas, at 679 Verde St with multiple structures without any separation including an accessory building.

It is in the opinion of the Jerome Fire Chief that without regulating new accessory buildings or the modification to existing accessory buildings **would make it more dangerous to firefighter by not** providing for setbacks and separation. In addition to considerations for size, height, location and lot size. It would worsen the Fire Department's ability to fight fire and protect other close-lying structures.

In addition, having accessory structures occupied as a residence without a separate address would restrict the Fire Department's ability to perform searches, rescue operations and the ability to finding the right structure. Also, if occupied without considerations for access to these structures, it would make it more difficult to manage an EMS event in these areas.

Rusty Blair
Jerome Fire Department
Fire Chief



Jerome Fire Department

P.O. Box 1025 Jerome, AZ 86331 Tel. (928) 649-3034 Fax (928) 649-3039
e-mail: blair@jeromefire.us

2-10-2020

Meeting in regards: 121 Third St, Jerome AZ

In attendance:

Mike Perry

Berry Wolstencroft: Building Inspector

John Knight: Zoning administrator

Rusty Blair: Fire code official

Kelly Foy: Property Owner

Meeting was to discuss possible second story addition on existing garage. Discussion was on design and setbacks required for the project. It was expressed by Rusty Blair Fire Code Official about the importance have setbacks on left the side of the structure next to 639 center street and other portions of the structure "Front and Back". That it should meet minimum setbacks according to the Town of Jerome's zoning code.

Rusty Blair

Fire Code Official



Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331

Barry Wolstencroft, Building Official

Office: (928) 634-7943 Fax: (928) 634-0715 b.wolstencroft@jerome.az.gov

The current adopted 2012 international residential code states that any new structure that requires a permit and is to be built within five feet of a property line, must be constructed of materials to qualify a one hour construction. Referenced from 2012 IRC Table R302.1(1) Exterior walls.

Date: August 16, 2022

To: Will Blodgett, Town of Jerome Planning and Zoning Administrator
w.blodgett@jerome.az.gov

CC: Brett Klein, Jerome Town Manager, b.klein@jerome.az.gov

Re: Questions and Concerns regarding the Kelly Foy "Garage Remodel" request at tonight's P&Z meeting.

We have two homes which adjoin the Foy Property. We have spent the last three years extensively renovating the Historic home at 639 Center Street and its attached garage. The property was rebuilt with all the proper Jerome approvals and inspections and in accordance with SHPO standards and has been recertified on the historic register.

This property, as well as my home at 116 4th Street, abuts the proposed project and Foy property.

In reviewing the P&Z packet I found several issues and concerns and have many questions that were not answered by this incomplete and out of date packet.

Issues and concerns with this request:

1. The photos of adjacent properties provided in this packet are not current (they are at least 2 years old). They need to be current photos before consideration.
2. There are no photos showing my home in this packet and according to Jerome P&Z requirements views in all directions should be included in the request. This needs to be corrected before consideration. (I have attached a current view of my home & garage on Center avenue & the adjacent Foy Property for reference and to show the current state.)
3. It is my understanding that the Foy prior 2018 "approval" has expired, that this is a totally different building **and this is therefore a new request for approval and not a "reapproval"**. This should be corrected and prior approval documents removed from this packet before consideration by P&Z.
4. A crude sketch on graph paper of the site is not a site plan. There is no survey of the property lines, existing structures and proposed siting of the new building included in this packet. We had to include this in our proposal to P&Z in 2020. Where is the formal site survey showing the proposed building?
5. The property proposed will be 23'8" above the sidewalk level and will entirely block my (and several other neighbors) view to the North from my upstairs living room, bedroom and garage deck with an approximately 12' high steel wall. This will adversely affect my and other neighbors' property values. In rebuilding my garage, I considered it important not to obstruct the views of my neighbors and built it at the existing height of approximately 10 feet above sidewalk level. I would ask P&Z to consider this when looking at this proposal.

6. The sewer line from my 4th street house flows down between the Center street house and garage and connects with the Center street sewer before then flowing under my garage to a location under the existing Foy garage. It then flows under Center Street to connect to the main sewer. It has from time to time, become clogged at the Foy junction and backed up into my center street home and has needed maintenance from the Town Of Jerome. I would like to see a plan from the Town of Jerome and in this proposal to make sure that the sewer stays operational and that there is access provided at the junction point under the Foy property for the city to do cleanout and maintenance. (as we have provided at the 4th and center junction)
7. The upper level of the Foy residence is operated as a AirBNB style hotel and as such has many guests (who are unfamiliar with our antique infrastructure limits) and puts a larger load on the sewer system than would a residence. This should also be considered in the sewer plans.
8. The building appears to have a second story residential area as well as a garage. Will there be a request / need for an occupancy certificate?
9. Will the new structure have plumbing and sewer that will also contribute to the sewer loading in Jeromes old sewer infrastructure? Also will this new structure be used as an AirBNB rental which would also contribute to sewer loading?
10. Our two properties share a common historic cement/rock wall on the south side of the Foy property and there is no assurance in this request that that wall will be maintained as is. This is structurally important to both homes.
11. There are no details showing the planned "time tested pole barn construction and concrete footings and concrete pad". This needs to be detailed out before consideration by P&Z.
12. There is no licensed builder indicated on the application. Who will be building this?
13. There is no architect indicated on the elevation drawing. Who is the Architect?
14. Where are the rest of the architects' drawings and engineering plans showing the construction details, engineering plans and floor plans?

This proposal is incomplete and out-of-date as it has no floor plans, no structural plans, and no engineering plans. All these need to be included before P&Z considers this proposal.

If this is approved at this time from this incomplete packet, we will appeal.

Please distribute this to all of the P&Z member and read this into the record for tonight's meeting.

We will attend tonight's meeting via Zoom.

Sincerely,

Gregory A. Worth and Barbara J. Nelson
639 Center Avenue
Jerome, Arizona 86331
gaworth@comcast.net C: 248-568-7288

