



Founded 1876  
Incorporated 1899

# TOWN OF JEROME, ARIZONA

POST OFFICE BOX 335, JEROME, ARIZONA 86331  
**Rebecca Borowski, Planning & Zoning Administrator**  
**Historic Preservation Officer**

Office: (928) 634-7943 Fax: (928) 634-0715 [r.borowski@jerome.az.gov](mailto:r.borowski@jerome.az.gov)  
Celebrating Our 114th Anniversary  
1899 – 2013

## MEETING OF THE TOWN OF JEROME BOARD OF ADJUSTMENT

**DATE: Thursday, January 9, 2014 TIME: 6:00 P.M.**  
**PLACE: JEROME CIVIC CENTER, 600 CLARK STREET**  
Minutes

### ITEM 1: CALL TO ORDER/ROLL CALL

Vice Chair, Carol Yacht called the meeting to order at 6:04 pm.

Roll call by Zoning Administrator Rebecca Borowski

Members present:

Carol Yacht, Vice Chair

Chris Babbage

Ron Richie

Margie Hardie

Members absent: Chair Gary Shapiro (excused)

Staff Members present: Rebecca Borowski, Zoning Administrator; Jennifer Shilling, Record keeper.

### ITEM 2: APPROVAL OF MINUTES: Minutes of December 5, 2013

**Motion** was made by Chris Babbage to approve the minutes as presented. Second was made by Margie Hardie. **Motion** carried unanimously

### ITEM 3: PETITIONS FROM THE PUBLIC – NONE

**\*\*\*OPENING OF PUBLIC HEARING\*\*\* 6:05 pm**

### ITEM 4: APPLICATION FOR VARIANCE.

Address: 841 Gulch Road..... OWNER OF RECORD: Mary Beth Barr and Kathleen Keller

APPLICANT: Mary Beth Barr..... APPLICANT'S AGENT: Abe Stewart

ASSESSOR'S APN: 401-09-020..... ZONING: AR

The applicant requests a Variance for the Town of Jerome Zoning Ordinance Section 502.H.10., requiring a 5' setback. Proposed deck construction would encroach upon the setback by 2' to 3' (reducing setback from 5' required to 2'-3'). Applicant presented photos, site plan and letter from the owner explaining the 10' wide deck is required to allow vehicular access to the rear yard for septic maintenance. There were no comments from the public. The board discussed provisions of the application in terms of the Jerome Zoning Ordinance and ARS 9-462.06 and issued the finding that topography is the special circumstance applicable to the property and the variance does not grant special privileges.

**\*\*\*CLOSE OF PUBLIC HEARING\*\*\* 6:15pm**

**Motion** made by Margie Hardie to approve the application for variance. Second was made by Chris Babbage. **Motion** carried unanimously.

### ITEM 5: BYLAWS – The Board reviewed and discussed the Town of Jerome Board of Adjustment Bylaws.

**Motion** made by Ron Richie to approve the revised bylaws and referred them to the Town Council for adoption. Second was made by Chris Babbage. **Motion** carried unanimously.

**ITEM 6: ELECTIONS AND APPOINTMENTS**

Zoning Administrator, Rebecca Borowski announced that Board members Yacht and Babbage terms expire in February. She requested they let her know of their intent to renew their positions so she can bring renewals to Town Council in February. Board elections for Chair and Vice Chair will be held in March.

**ITEM 7: ADJOURNMENT**

Motion made by Margie Hardie to adjourn. Second was made by Ron Richie. Motion carried unanimously.

The meeting adjourned at 6:40 pm

Respectfully submitted by Rebecca Borowski on the 6<sup>th</sup> day of March, 2014.

Approved: Excused / Gary Shapiro Date: 3/6/14  
Board of Adjustment Chair

Attest: Carol Yacht Date: 3-6-14  
Board of Adjustment Vice-Chair



# Town of Jerome, Arizona

PO Box 335, Jerome, Arizona 86331  
**Rebecca Borowski, Planning & Zoning Administrator**  
**Historic Preservation Officer**

Office: (928) 634-7943 Fax: (928) 634-0715 [r.borowski@jerome.az.gov](mailto:r.borowski@jerome.az.gov)

Founded 1876  
Incorporated 1899

Celebrating Our 115<sup>th</sup> Anniversary  
1899-2014

## NOTICE OF DECISION

(Name of Applicant) Mary Beth Barr (Date) January 9, 2014

(Mailing Address) P.O. Box 1298

(City St Zip) Jerome, Arizona 86331

APN: 401-09-020 PROPERTY OWNER: Mary Beth Barr & Kathleen Keller

PHYSICAL ADDRESS: 841 Gulch Road, Jerome, AZ 86331

On January 9, 2014, the Application for Variance of the Zoning Ordinance Section 502.H.10 was **approved** by the Town of Jerome Board of Adjustment. The variance granted encroachment upon the required 5' setback, as illustrated in the second story deck construction plans submitted to the Board. Please keep a copy of this Notice for your records.

Please be advised that the construction plans are subject to the following:

- Planning and Zoning Commission approval
- Design Review Board approval
- Building permits and inspections

If you have any questions regarding this Notice of Decision please contact the Planning and Zoning Department.

*Rebecca Borowski*

Planning & Zoning Administrator  
Historic Preservation Officer

(928) 634-7943

[r.borowski@jerome.az.gov](mailto:r.borowski@jerome.az.gov)