



TOWN OF JEROME

Post Office Box 335, JEROME, ARIZONA 86331 (928) 634-7943

P&Z Resolution No. 2021-15

Approving preliminary site plan review for a deck extension

Whereas the Town of Jerome has received an application from Adam Downey (applicant) and Thomas Bauers (owner) for construction of an approximately 220-square-foot rear deck at 630 Main Street (APN 401-07-151); and

Whereas the property is in the R1-5 zoning district; and

Whereas a notice was posted at the site on August 3, 2021, in accordance with Jerome Zoning Ordinance Section 303.1.E.; and

Whereas the Jerome Planning & Zoning Commission reviewed this application at their August 18, 2021 meeting and wishes to approve the application with certain conditions, including review and approval of the variance request by the Board of Adjustment; and

Whereas the Planning and Zoning Commission finds that the site plan does not adversely affect the public health, safety, and general welfare, and so protects the environment and the historical character of the Town of Jerome.

Now, therefore be it resolved by the Planning and Zoning Commission of the Town of Jerome, Arizona, that the Preliminary Site Plan submitted for construction of an approximately 220-square-foot rear deck at 630 Main Street is hereby approved, subject to the following conditions:

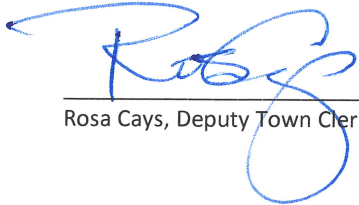
1. **Board of Adjustment Review** – This approval is subject to review and approval of the proposed variance by the Board of Adjustment (BOA). Should the variance be denied by the BOA, the Planning and Zoning Commission approval shall be null and void.
2. **Final Site Plan Review** – Prior to issuance of a building permit, the applicant will need to return to the Planning and Zoning Commission for Final Site Plan Review and approval.
3. **Height** – The deck height shall not exceed twenty-seven (27) feet above the existing grade.
4. **Setbacks** – Minimum side setbacks of five (5) feet shall be provided.
5. **Construction Hours and Noise** – Construction and noise shall be limited between 8:00 pm and 7:00 am in accordance with Section 10-1-13.C. of the Jerome Town Code.
6. **Other Improvements/Changes** – Any subsequent modifications or changes to the Plans, including but not limited to changes in setbacks, square footage, fences, siding, roofing, height, etc., will require additional review by the Planning and Zoning Commission and/or the Design Review Board.
7. **Building Permit Submittal and Code Requirements** – The applicants shall consult with the Building Official and submit detailed drawings for building permits that clearly demonstrate compliance with all Code requirements, such as coverage, height, parking, and setbacks (Section 505).

P&Z Resolution No. 2021-15

8. **Conditions on Plans** – The building permit plan submittal shall include a sheet with a list of the approved conditions.
9. **Expiration of Approval** – This approval shall become null and void if a building permit is not issued within six (6) months of final Planning and Zoning and Design Review Board Approval of this application. If necessary, the applicants may request an extension by the approval body, if the extension is submitted prior to approval expiration.


ADOPTED AND APPROVED by a majority vote of the Planning and Zoning Commission on the 18th day of August 2021.

ATTEST:



Rosa Cays, Deputy Town Clerk

APPROVED:



Lance Schall, Chair