



# TOWN OF JEROME

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

## Zoning Administrator Analysis Planning & Zoning Commission

**Item :**  
**Location:** 713 Main Street  
**Applicant/Owner:** Mary Wills & Sally Dryer  
**Zone:** AR  
**APN:** 401-07-114D  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicants, Mary Wills and Sally Dryer are repairing large sections of the existing deck and slightly expanding the deck which includes replacing a top floor window with a new door to access the uppermost portion of the deck and stairs. The current structure has no interior connection between the floors, and the additional deck and stairs will help accommodate movement between the two. See applicants letter on the following page.

**Building Background:** Yavapai County GIS records the structure at 713 Main Street as a Single Family Home originally built in 1890. The Town of Jerome Historic inventory from 2007 records the property as the "Vickers house" constructed in 1945 and in "good" condition. The property is a contributor to the Historic Landmark designation and to the National Register of Historic Places. The existing deck was approved in 1991.

**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.b says simply that "Decks" will require review by the planning and zoning commission. In Section 502 (General Provisions) of the TOJ Zoning Ordinance, subsection H, dealing with Yard, lot and Area requirements, states; "*10. No portion of any deck shall be located within five (5) feet of the lot line except in those districts where residential use is not a permitted use. In those districts, decks should conform to the required yard for that zone. Decks shall not encroach into any public easement. Square footage for decks shall be included in lot coverage for each zoning district.*"

**Response:** The existing deck, and proposed expansion area are facing southward, away from the Highway and neighboring structures, and is not placing any portion of the deck closer to the property lines or reducing any required setbacks. The property this house sits on is a 18,730sf parcel, and the deck expansion will not impact the requirement for the AR zone that; "*No more than 40% of the net area of the lot may be covered by the main building and accessory buildings.*" Additionally the project will not impact any public easement or Right-of-way, and will not be extending the height of the decking beyond the current elevation as the upper-most expansion is lateral, not vertical. All building permits and codes will be required and inspected by the building inspector.

**Letter from the Applicant:**

Project Description: Deck Extension

713 Main St., Jerome AZ, 86331

Mary Wills & Sally Dryer

This project is designed to extend the existing deck on the same south side facing of their single family residence, as well as attach the deck to the upper floor. This very old property never provided a connection from the main residence downstairs to the upper floor. Connecting the two floors externally will allow Mary and Sally to access upstairs without walking to the driveway and back to enter the upper level.

The structure is designed with cement footings and hemp fir lumbar as described in the architectural drawings previously provided. The structure will appear the same as the existing structure which was recently repaired and re-stained. The stairway will lead to a door which will replace an existing window.

Approximate measurements: the existing deck is approximately 15' x 13'6" and the addition will approximately double the length of the existing structure. See plans for details.

Pictures attached for clarification.



Aerial Photograph of the property at 713 Main Street  
(apn: 401-07-114D)

Source: Google Earth



Parcel Map from the Yavapai County GIS site, with parcel 401-07-114D (713 Main Street) highlighted.

Source: Yavapai County GIS



House: front/  
eastern face



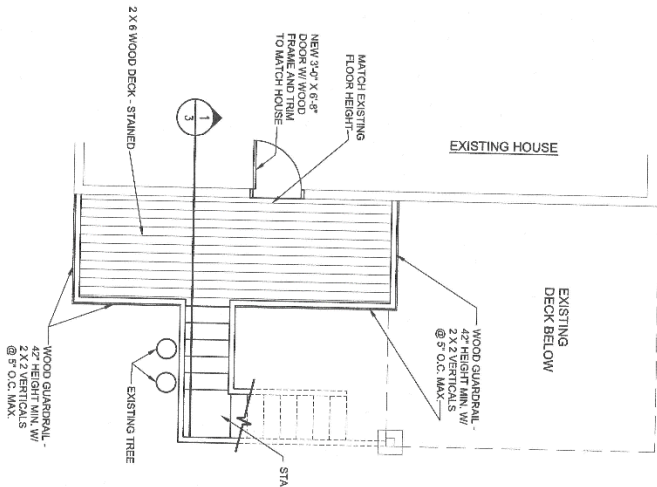
South facing window to be  
replaced by door



Existing window to be replaced by door

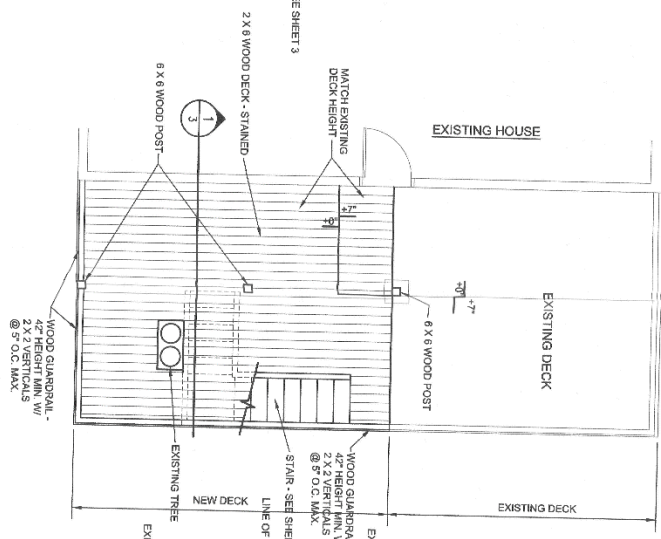


West side view



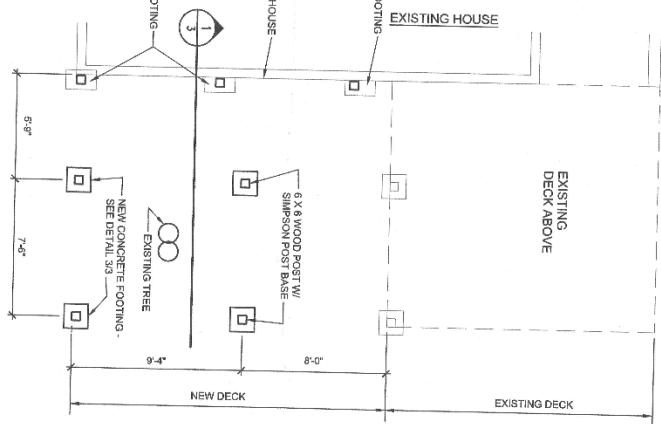
UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



MID-LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



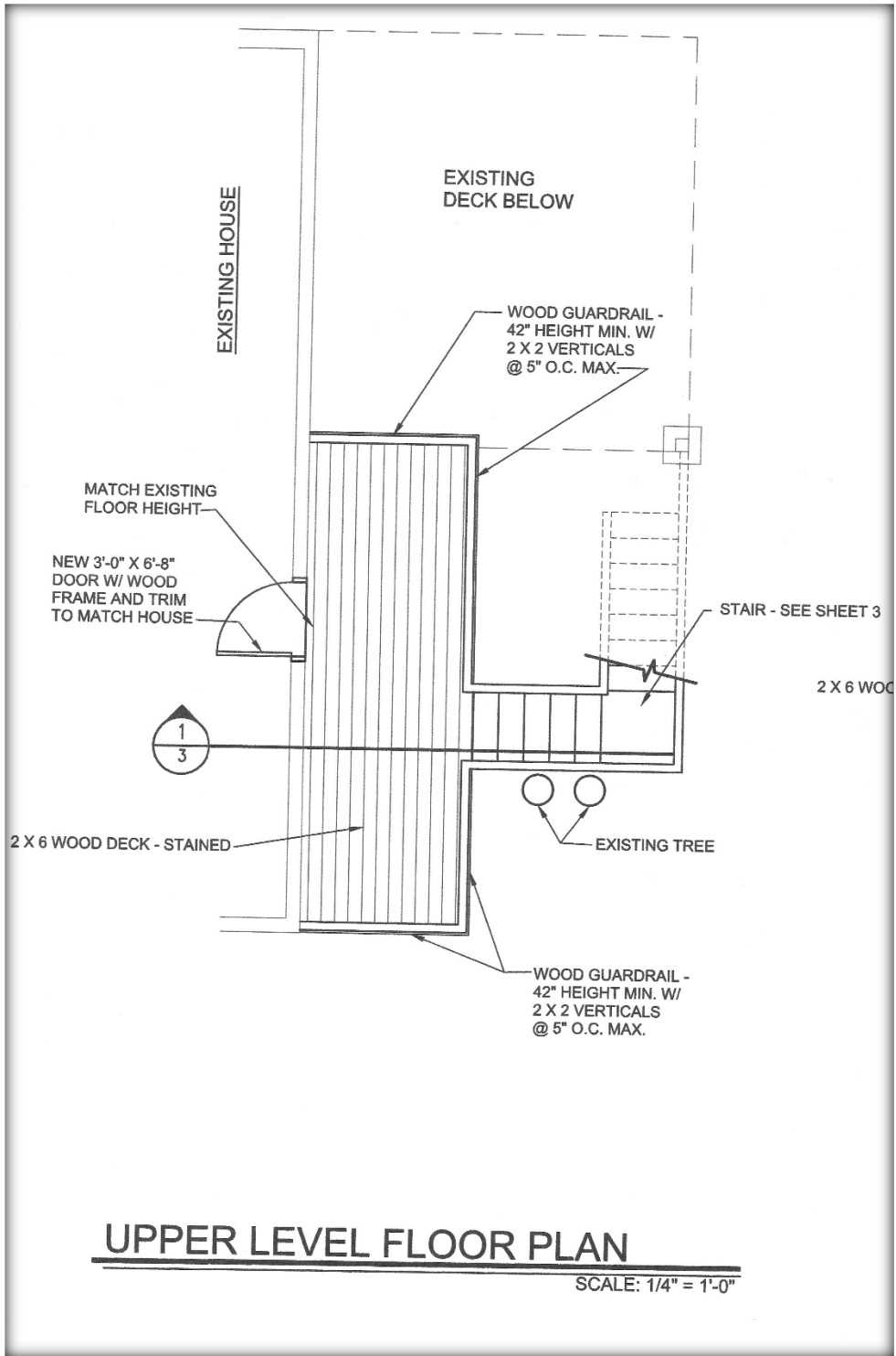
LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 FLOOR PLANS

DECK EXTENSION

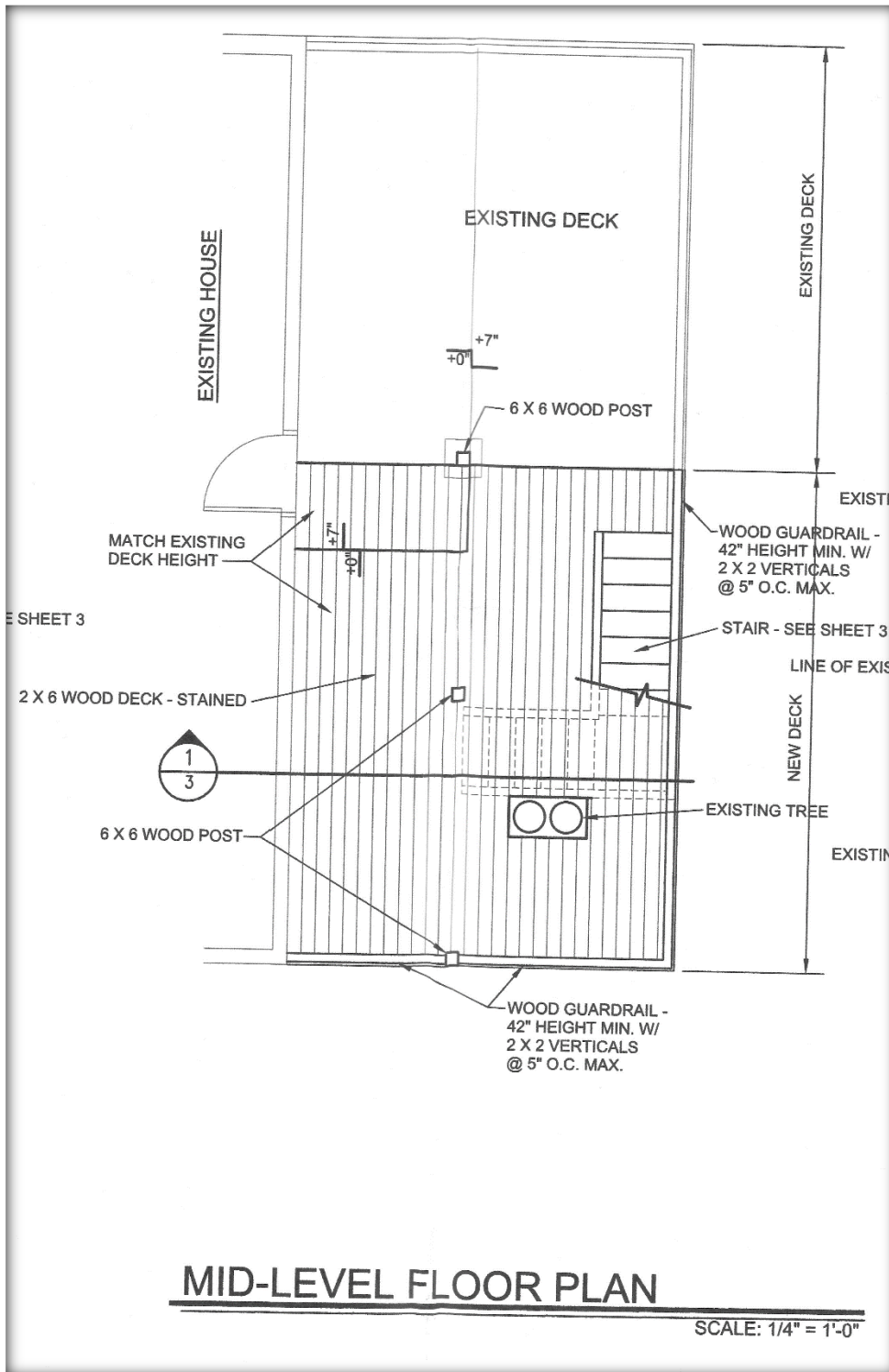
MARY WILLS & SALLY DRYER  
713 MAIN STREET  
JEROME ARIZONA



Detail view of page 1, floor plans, for the Upper Level floor plan.

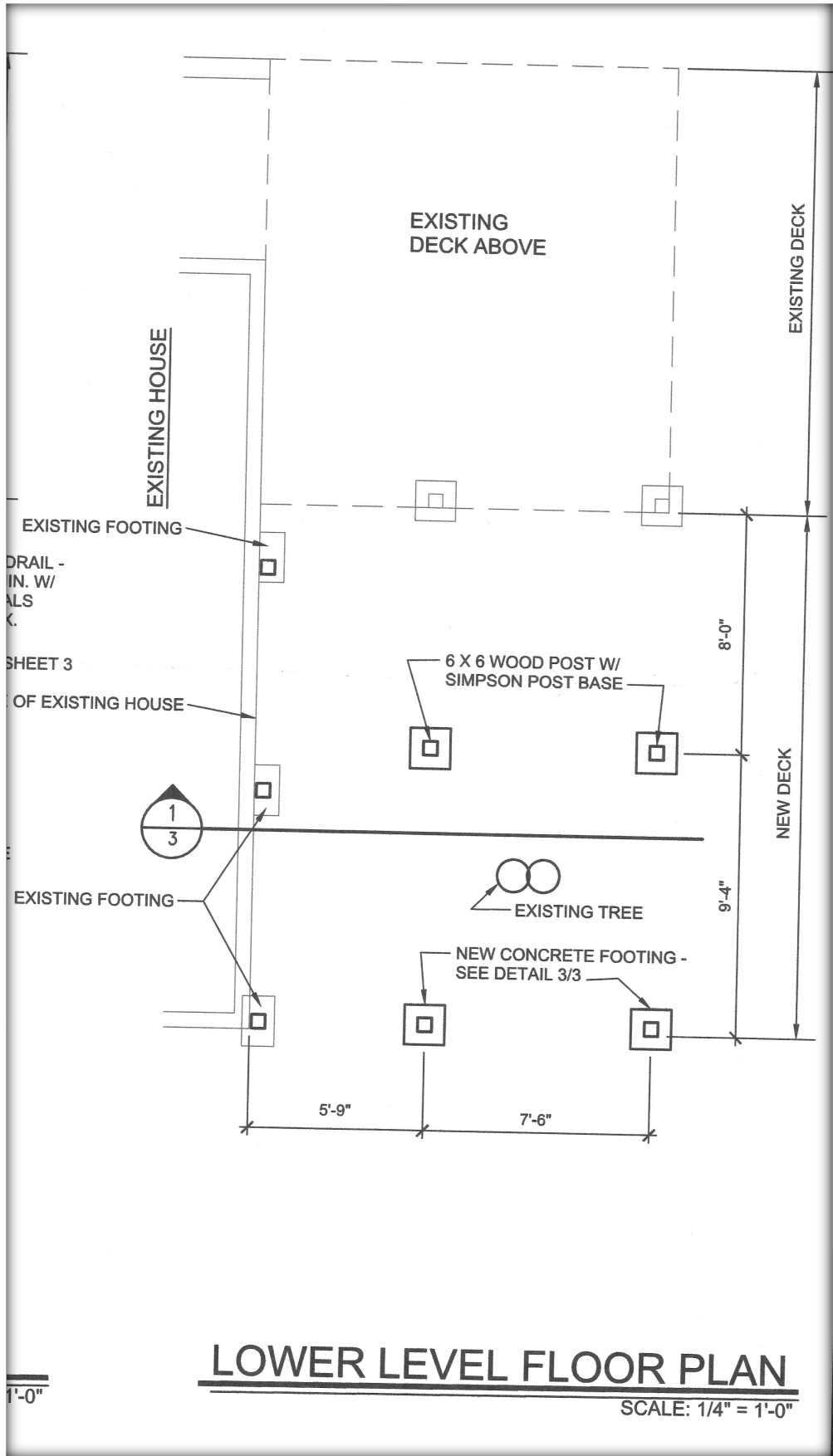
Source: Mary Wills & Sally Dryer





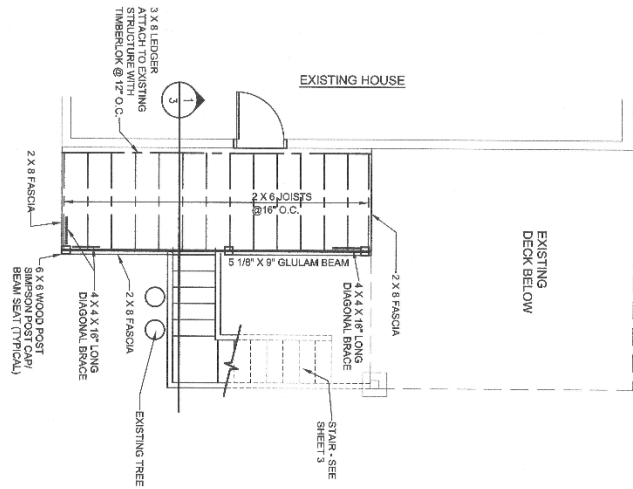
Detail view of page 1, floor plans, for the Mid-Level floor plan.

Source: Mary Wills & Sally Dryer

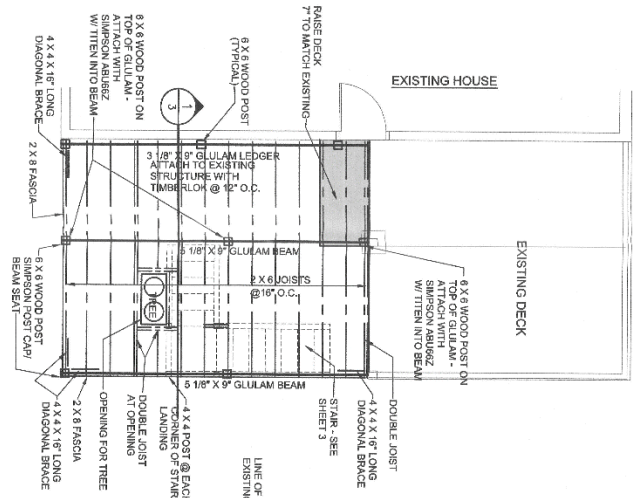


Detail view of page 1, floor plans, for the Lower-Level floor plan.

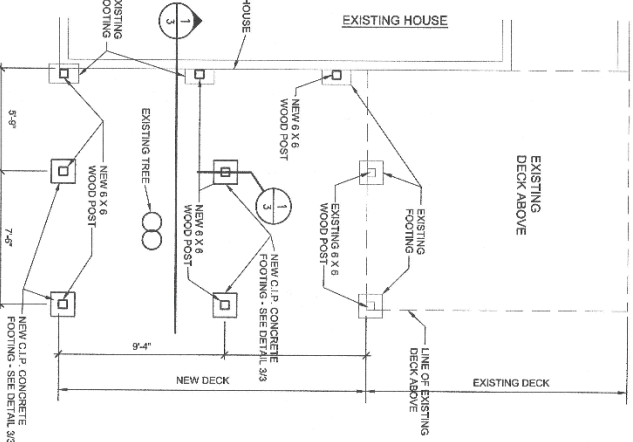
Source: Mary Wills & Sally Dryer



UPPER LEVEL FRAMING PLAN  
SCALE: 1/4" = 1'-0"

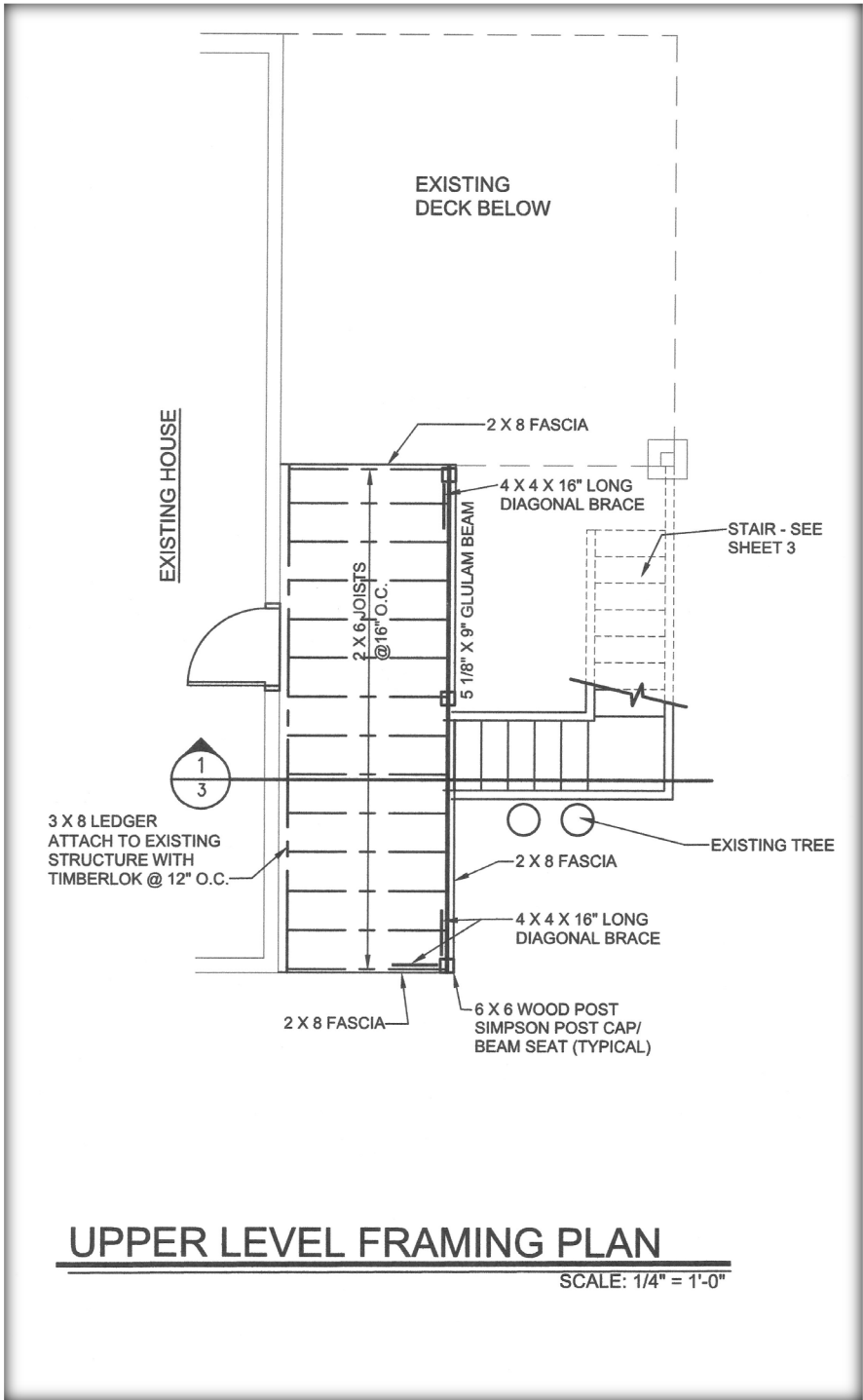


MID-LEVEL FRAMING PLAN  
SCALE: 1/4" = 1'-0"



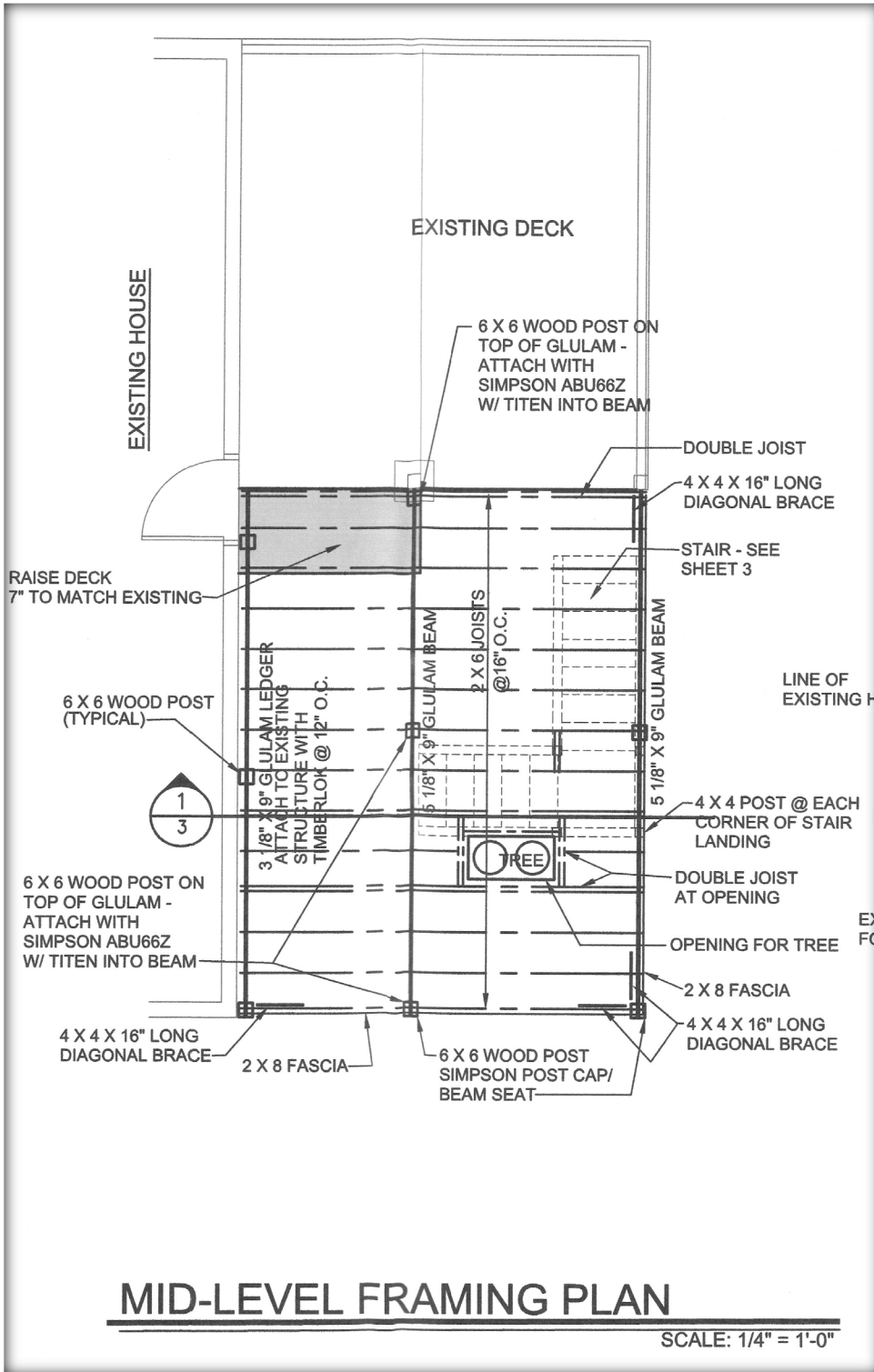
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

2	FOUNDATION PLAN FRAMING PLANS	DECK EXTENSION	MARY WILLS & SALLY DRYER 713 MAIN STREET JEROME ARIZONA
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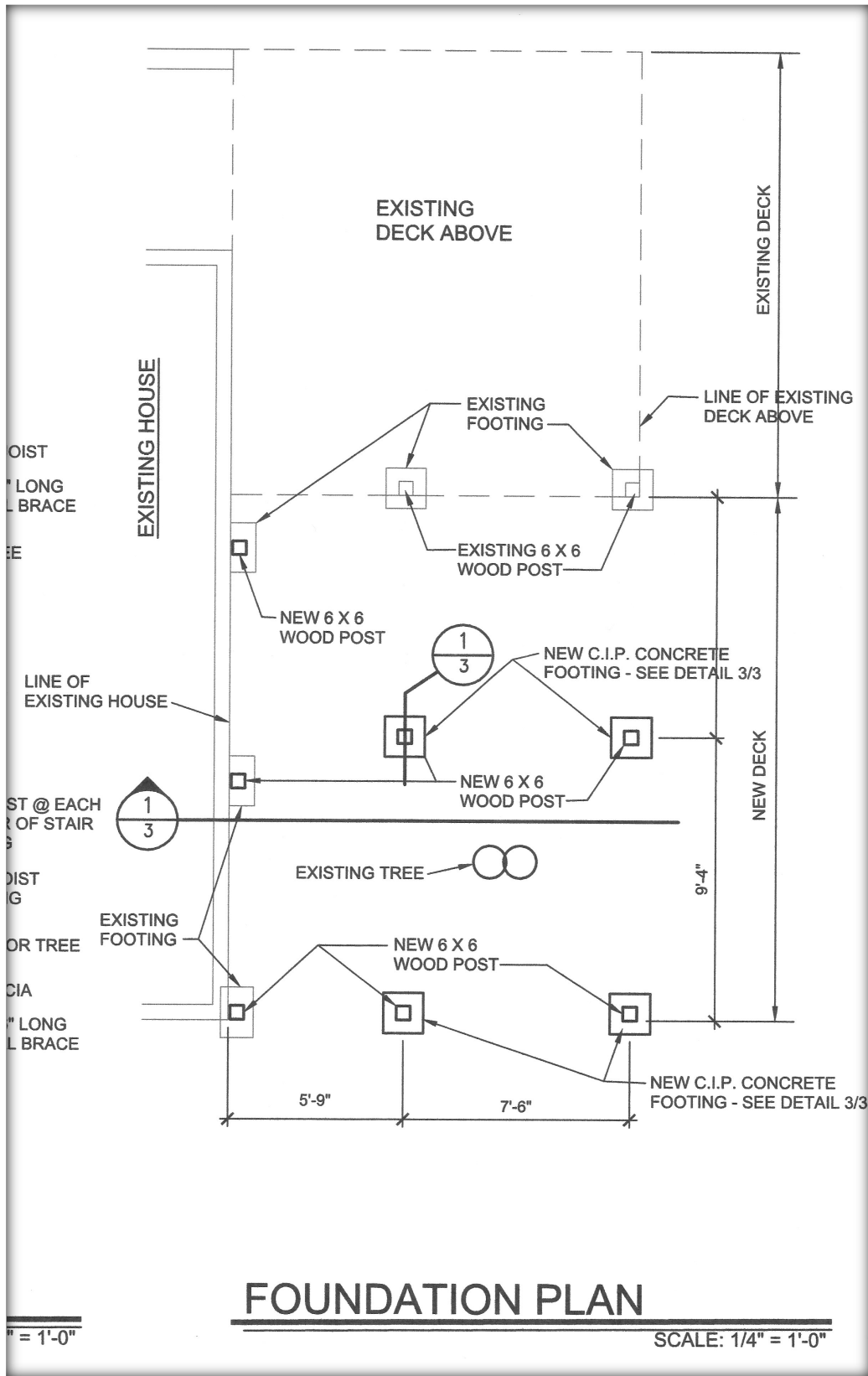
Detail view of page 2, Deck Extension, for the Upper Level framing plan.

Source: Mary Wills & Sally Dryer

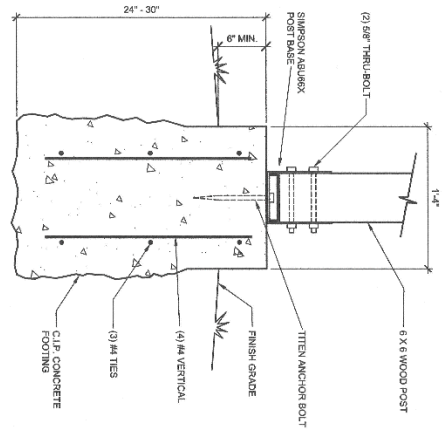


Detail view of page 2, Deck Extension, for the Mid-Level framing plan.

Source: Mary Wills & Sally Dryer

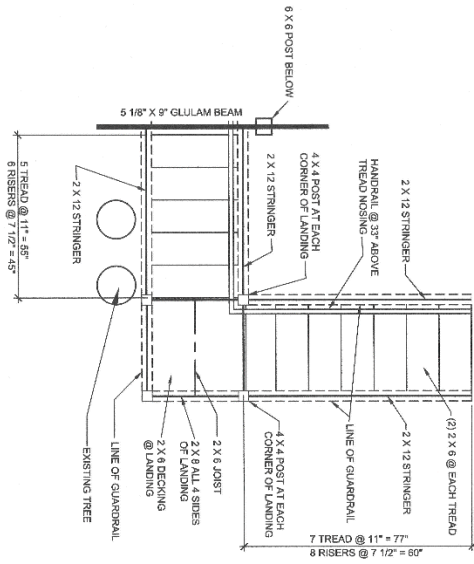


Detail view of page 2, Deck Extension, for the foundation plan.  
 Source: Mary Wills & Sally Dryer



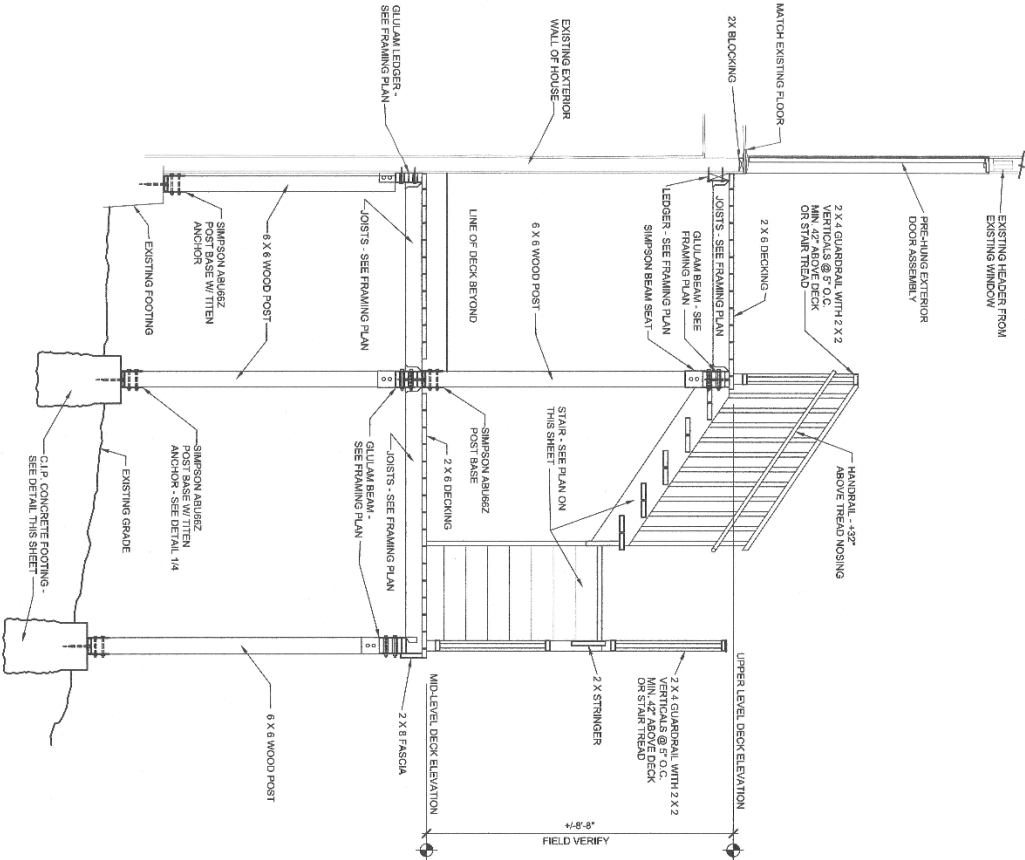
**3 FOOTING**

SCALE: 1/2" = 1'-0"



**2 STAIR PLAN**

SCALE: 1/2" = 1'-0"



**1 BUILDING SECTION**

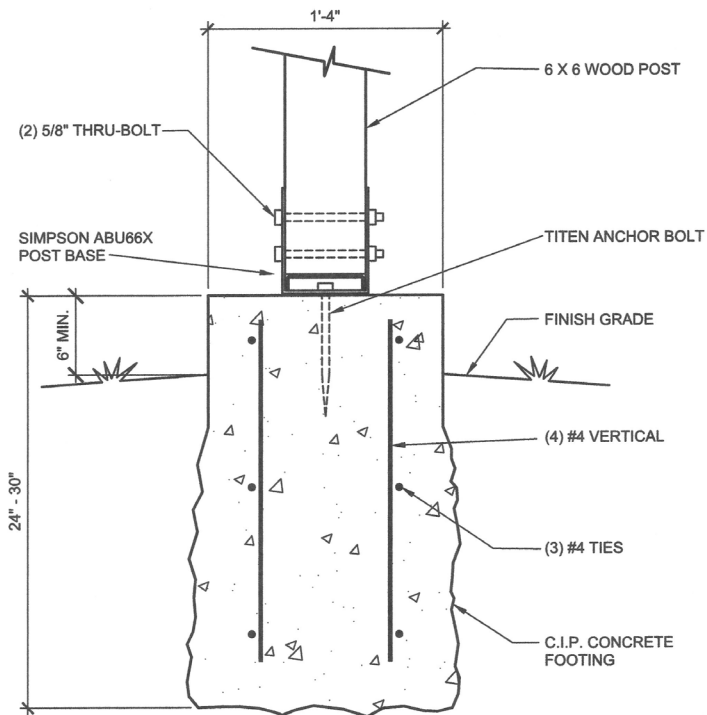
SCALE: 1/2" = 1'-0"

3

BUILDING SECTION  
STAIR PLAN

DECK EXTENSION

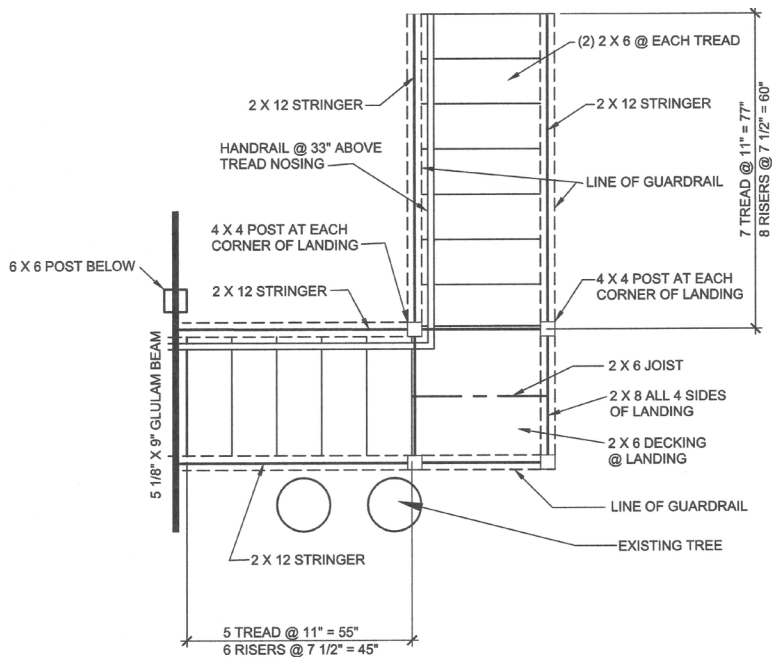
MARY WILLS & SALLY DRYER  
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Detail view of page 3, Building-section & Stair plan, Footings.

Source: Mary Wills & Sally Dryer

**3 FOOTING**  
 FTG SCALE: 1 1/2" = 1'-0"



Detail view of page 3, Building-section & Stair plan.

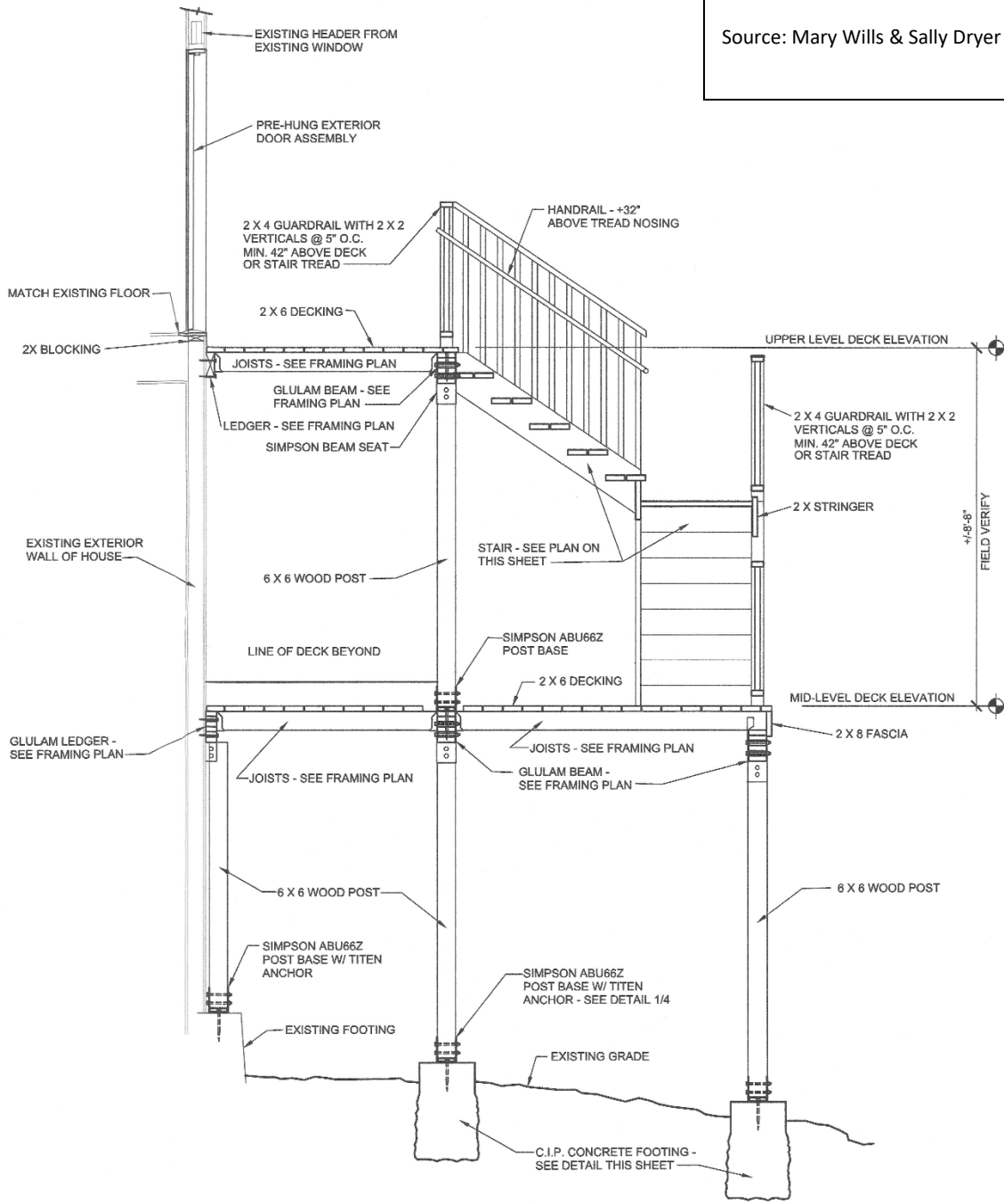
Source: Mary Wills & Sally Dryer

**2 STAIR PLAN**  
 SCALE: 1/2" = 1'-0"



Detail view of page 3, Building-section & Stair plan.

Source: Mary Wills & Sally Dryer



**1 BUILDING SECTION**  
 SCALE: 1/2" = 1'-0"

# Application & Related Information