



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Commission Tuesday, June 18, 2024

Item :
Location: 139 Juarez
Applicant/Owner: Steven Cheifetz
Zone: R1-5
APN: 401-07-186
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant (Steven Cheifetz) is requesting approval to construct a deck on the back side of his property at 139 Juarez. The deck is intended to be accessible via a 2nd floor door which is already in place. This property previously had a deck in the same location that was removed because of structural issues and degradation. The proposed new deck is to include a proper concrete slab to prevent the same issues that impacted the first deck, from impacting this one.

Building Background: The 2007 Historic Property survey records this home as built in 1995, and as such is a noncontributor to the National Register of Historic Places.

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: Section 303.1.B.2 of the Jerome Zoning Ordinance, lists "Decks" as requiring review by the Planning & Zoning Commission. Section 303.2.A.2 requires Zoning Ordinance compliance in the following; Lot Area, Lot Width, Maximum lot coverage, yard requirements, off-street parking and loading, building height, accessory building height, and any other property development standards applicable to that Zone.

Yard, Lot, and Area requirements in 502.H.10 (General Provisions) state that "No portion of any deck shall be located within (5) five 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 onto any public easement. Square footage of decks shall be included in lot coverage for each zoning district."

Lot Coverage standards for the AR zone in the Jerome Zoning Ordinance require that "Not more than (40) forty percent of the net area of the lot may be covered by the main building and all accessory buildings."

Response:

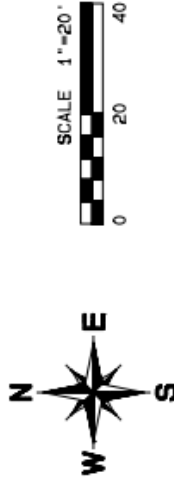
The proposed deck will fill in a void made by the “U” shape of the house (facing roughly North) and will extend out an additional 10’ from the house itself. The square footage of the proposed new deck is about 315sq ft. The parcel (apn # 401-07-186) is 0.21 Acres, or 9,147 Sq. Ft. The building currently on the property is 2,228 sq ft. the addition of 315 sq ft. (approx.) will not exceed the 40 percent lot coverage required by the Zoning Ordinance. Additionally the extend of 10 feet from the existing structure will still allow for 30 feet of distance to the rear property line, where the property standards for the AR zone require a minimum of 20 feet.

The height of the deck is determined by the existing structure, and the location of the previous deck, which will sit about 11’ from the ground surface. This height is well within the requirements for an accessory feature. The decking material itself is intended to be “Trex” composite material, which has improved fire and weather resistance over traditional (wood) material. The railing to surround the deck is intended to mirror the safety railings along the front and side of the structure that currently exist. Photographs of these elements are included.

RECORD of SURVEY

ASSESSOR'S PARCEL No. 401-07-186
JEROME, AZ

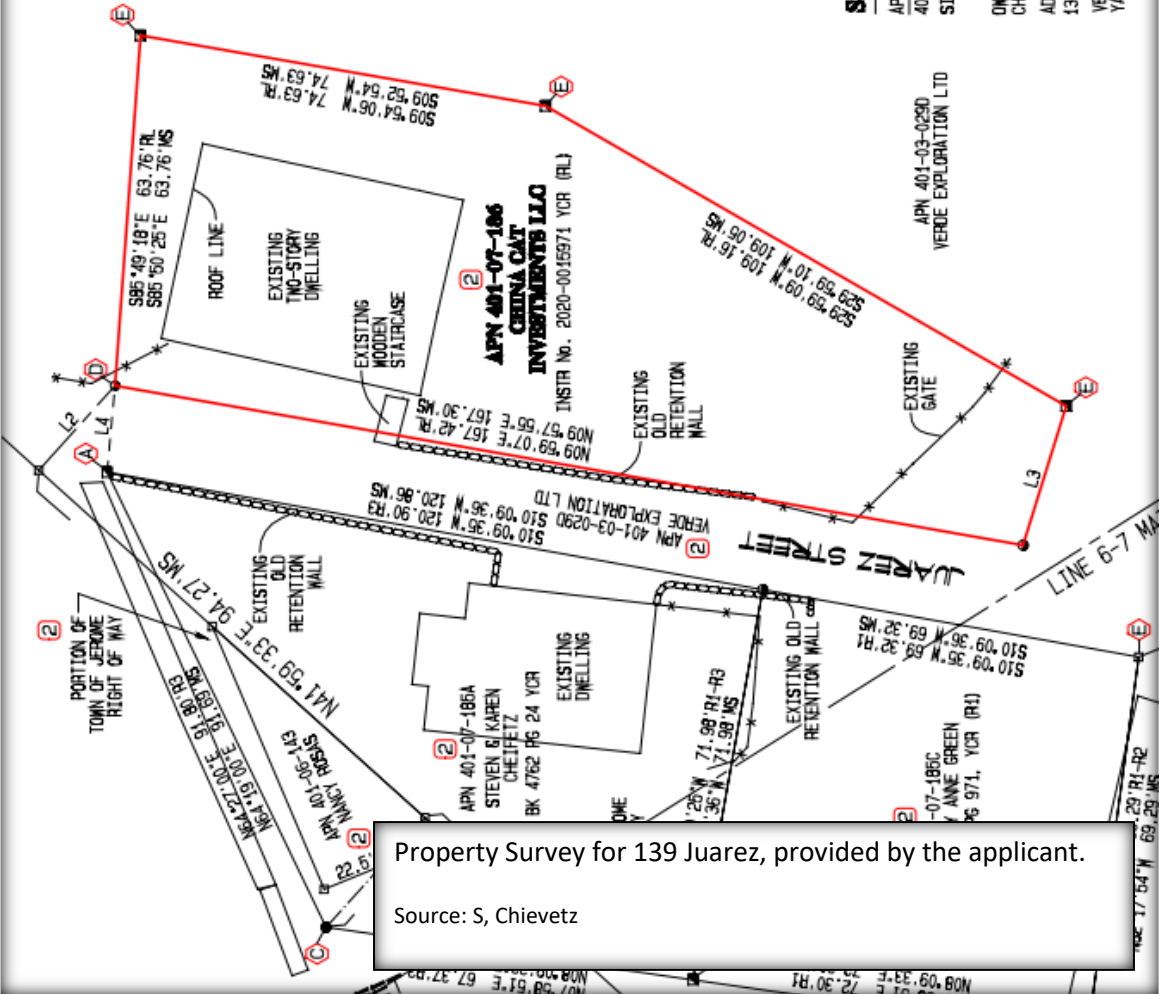
SITUATED IN A PORTION OF SECTION 23,
TOWNSHIP 16 NORTH, RANGE 2 EAST
GILA AND SALT RIVER MERIDIAN,
YAVAPAI COUNTY, ARIZONA.



SITE INFORMATION:

APN: 401-07-186
ZONING: (PER ASSESSOR) AR
SITE AREA TOTAL 0.21 AC

OWNER: CHINA CAT INVESTMENTS LLC
ADDRESS: 139 JUAREZ STREET JEROME AZ 86331
VESTING DEED: INSTRUMENT No. 2020-0015974,
YAVAPAI COUNTY, AZ (RL).





Yavapai County GIS (with the subject parcel highlighted in red) with a significant error. Juarez road is placed west of its actual location, which should be between the subject parcel, and 401-07-185A / 401-07-185C on the left of the map. The survey map on the previous page notes the correct location of Juarez.

Source: Yavapai County GIS



View of 139 Juarez, from the North looking S/SW. The central space, or void, is where the new deck will be located, and expanding outward 5' to the left, and right and then 10' out away from the building, and tapering.

Posts/Hand Rails/
Joists and Rim board
To match Reference
Picture

12x12"
Footings
6" Above

Black Aluminum
Balusters to
match Reference
Picture

6x6 Posts
x 6

2x10
Rim board

16" x 16" Posts
x 6
on 2x10 joists

New concrete
slab with 4" at curb wall

Step
to match
PIC existing
@ 7"

entry door



Example of Trex material as well as Railings that are to be emulated on the deck.

Source: S, Chievetz



Example of Trex material as well as Railings that are to be emulated on the deck.

Source: S, Chievetz

Application & Related Information



6/1/24

File #: _____

Town Use

TOWN OF JEROME, ARIZONA
600 Clark Street, P.O. Box 335, Jerome, AZ 86331
(928) 634-7943

General Land Use Application – Check all that apply

- Site Plan Review \$300
- Demolition \$50/\$200
- Time Extension \$25 to \$200
- Design Review \$25 to \$500
- Signage/Awning \$50
- Other: _____
- Conditional Use Permit (CUP) \$500
- Paint/Roofing \$25
- Other: _____

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

Applicant: Steve Cheifetz	Owner: China Cat Investments LLC
Applicant mailing address: 3442 N. 53rd Street Phx Az 85018	Property owner mailing address: 3442 N. 53rd Street Phx Az 85018
Applicant role/title:	
Applicant phone: Managing Member 602-980-8181	Owner phone: 602-980-8181
Applicant email: swcheifetz@gmail.com	Owner email: swcheifetz@gmail.com
Project address: 139 Juarez Jerome Az 86331	Parcel number: 401-07-186
Describe project: Installation of second floor deck on rear of home with Dimensions, colors, and materials to be as depicted in attached drawings and photographs.	

- 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: _____ Date: 5/31/2024

Property Owner Signature: _____ Date: 5/31/2024

For Town Use Only	
Received from: <u>Terr Card Steve Cheifetz</u>	Date: <u>6/1/24</u>
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Credit Card	
By: <u>T Card</u>	For: <u>DRB</u>
Tentative Meeting Date/s - DRB: _____	P&Z: _____