



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
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Zoning Administrator Analysis Planning & Zoning Commission Tuesday, June 16, 2026

Item :

Location: 168 North Drive
Applicant/Owner: Alward Steven J & Cindy K
Zone: R1-5
APN: 401-11-012M
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/Approval

Background and Summary: The Applicant is requesting Planning & Zoning Approval and clearances to construct a 12' x 13' Wood and metal deck on the North/Northwest end of the house (in the backyard) attached to the upper floor of the existing house and connected to ground level by a set of stairs.

Building Background: The 2007 Historic Property survey records this home as built in 2000, 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.

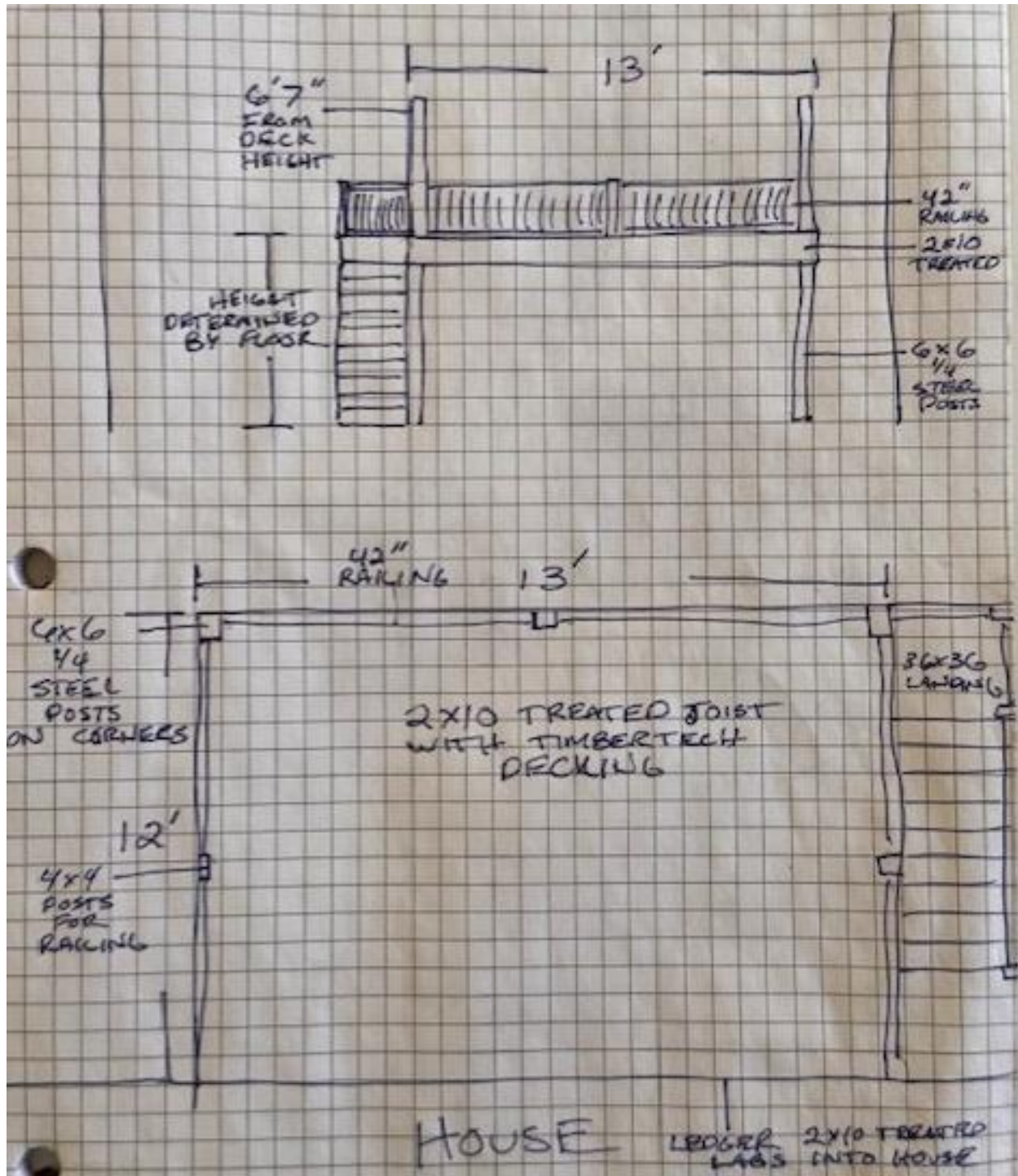
Property Standards: Section 303.1.B.2 of the Jerome Zoning Ordinance, lists "Decks" as requiring review by the Planning & Zoning Commission. Section 303.2.A.2 requires Zoning Ordinance compliance in the following; Lot Area, Lot Width, Maximum lot coverage, yard requirements, off-street parking and loading, 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 R1-5 zone in the Jerome Zoning Ordinance require that "Not more than (60) Sixty percent of the net area of the lot may be covered by the main building and all accessory buildings."

Response: The total lot area is 8,276 sq. ft. The new deck (12' x 13') is 156 sq. ft added to the existing structure (1,383 sq. ft.) is 1,539 sq. ft. This is well under the 60% maximum lot coverage permitted by the zoning Ordinance. As the proposed deck is attached to the existing building and centered without

any extension toward either side set-back there is no concern about a negative impact to the side setbacks.







Application & Related Information

