



# TOWN OF JEROME

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## Zoning Administrator Analysis Planning & Zoning Tuesday, February 17, 2026

**Item :**

**Location:** 776 East Avenue  
**Applicant/Owner:** Lerette Eric & Barber Cynthia  
**Zone:** R1-5  
**APN:** 401-07-099B  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Recommend discussion / Approval

**Background and Summary:** The applicant is seeking approval to install a tool and storage shed adjacent to the existing residential structure. The Shed design incorporates the existing limitations and the slope-angle on which the property sits.

**Building Background:** Parcel number 401-07-099B (776 East avenue) is a new construction completed within the past few years. The house itself is not historic but all properties have an impact on the neighborhood aesthetic.

**Purpose and Considerations:** 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 examination of all proposed site work and excavation and grading regulations, with special regulation work on sites with extreme slope or unstable soils. Essential to this purpose is the review of possible impacts on surrounding properties. Sections 303.1.B.7 states under the heading "Projects requiring review by the Planning & Zoning Commission": 7. *Sheds and accessory structures*.

Section 303.2.A.2 requires compliance with the following considerations: *lot area, lot width, maximum lot coverage, yard requirements, off-street parking and loading, building height, accessory building height, any other property development standards specific to the zone.*

The property standards for Accessory structures in the R1-5 Zone are;

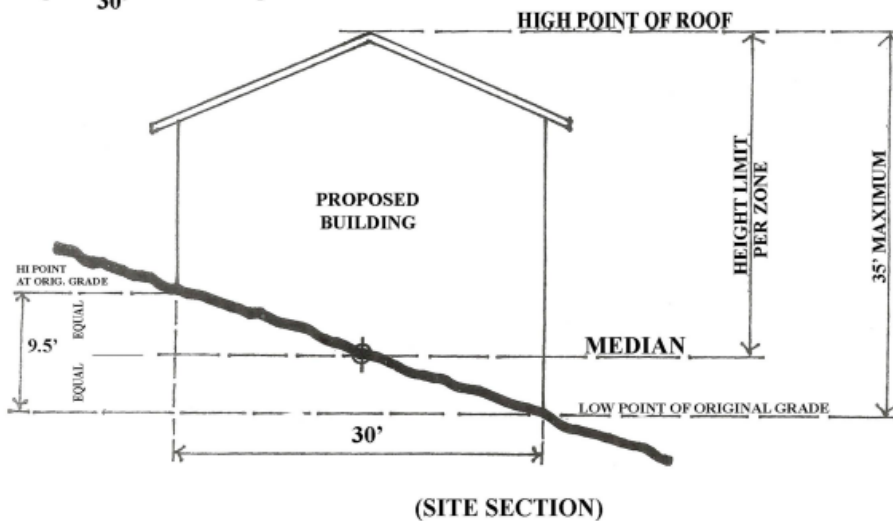
### 7. ACCESSORY BUILDINGS

- a. Accessory buildings shall be considered in determining yard, lot and area requirements.
- b. Accessory buildings shall not be used for human habitation.
- c. Detached accessory buildings shall meet all required setbacks and maintain a space of five (5) feet from the main building or other structures.
- d. Detached accessory buildings shall be constructed to a height not greater than fourteen (14) feet to the peak or highest point of the roof, as defined in "Accessory Building, Height of."

[Ord. No. 446]

**Response:** The applicant was granted a Variance for setbacks from the property line as the parcel configurations were set long before the adoption of modern Zoning codes. Historic preservation best-practices recommended the continuation of historic setbacks for the sake of the overall neighborhood's historic aesthetic. It will be determined if that Variance covers this issue as the footprint of the proposed shed is already established, however if so determined this approval may be conditional upon receiving a Variance for the setbacks. The total height of the building at it's peak is 14'6", which on a flat surface is too great. Due to the steep slope-angle the actual height is calculated using this method below in which the height calculations (off of the median) are below 14'. In the drawings provided by the applicant 8' of the shed is visible from street level and allowing the roof pitch to math that of the main structure.

$$\text{Slope} = \frac{9.5'}{30'} = 31.6\% \text{ Slope}$$



**DIAGRAM 1**

BB 1.98





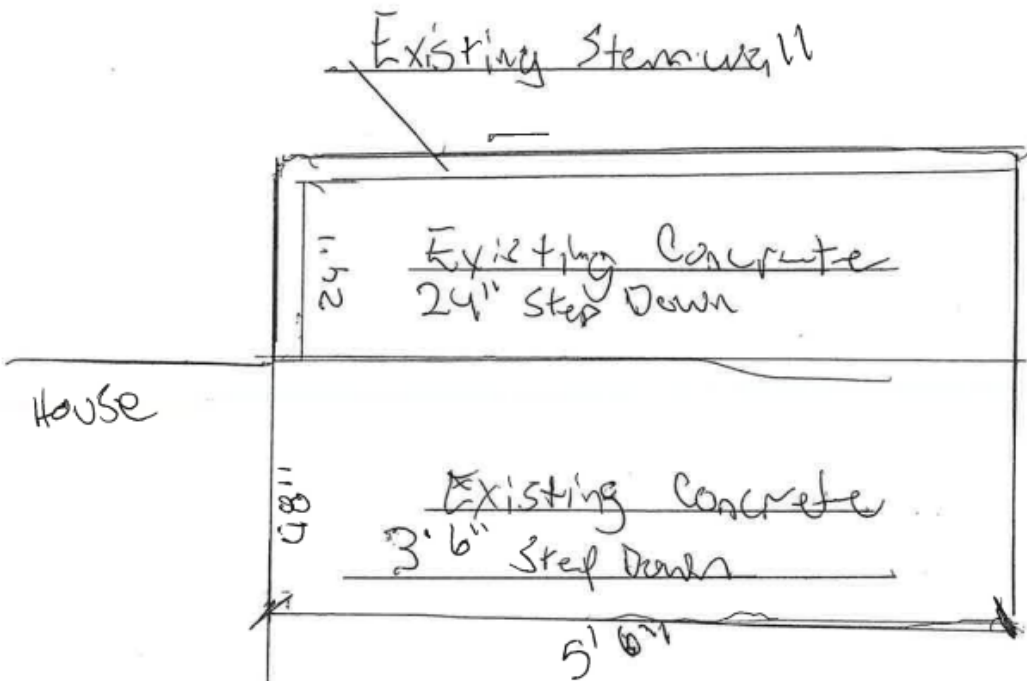
View of the frontage of 776 East ave. The location in the center of the photo is where the proposed shed is intended to be built, with a width of 5'6" starting adjacent to the main structure and extending 5 ½ ft ending near the wood RR ties in the photo.



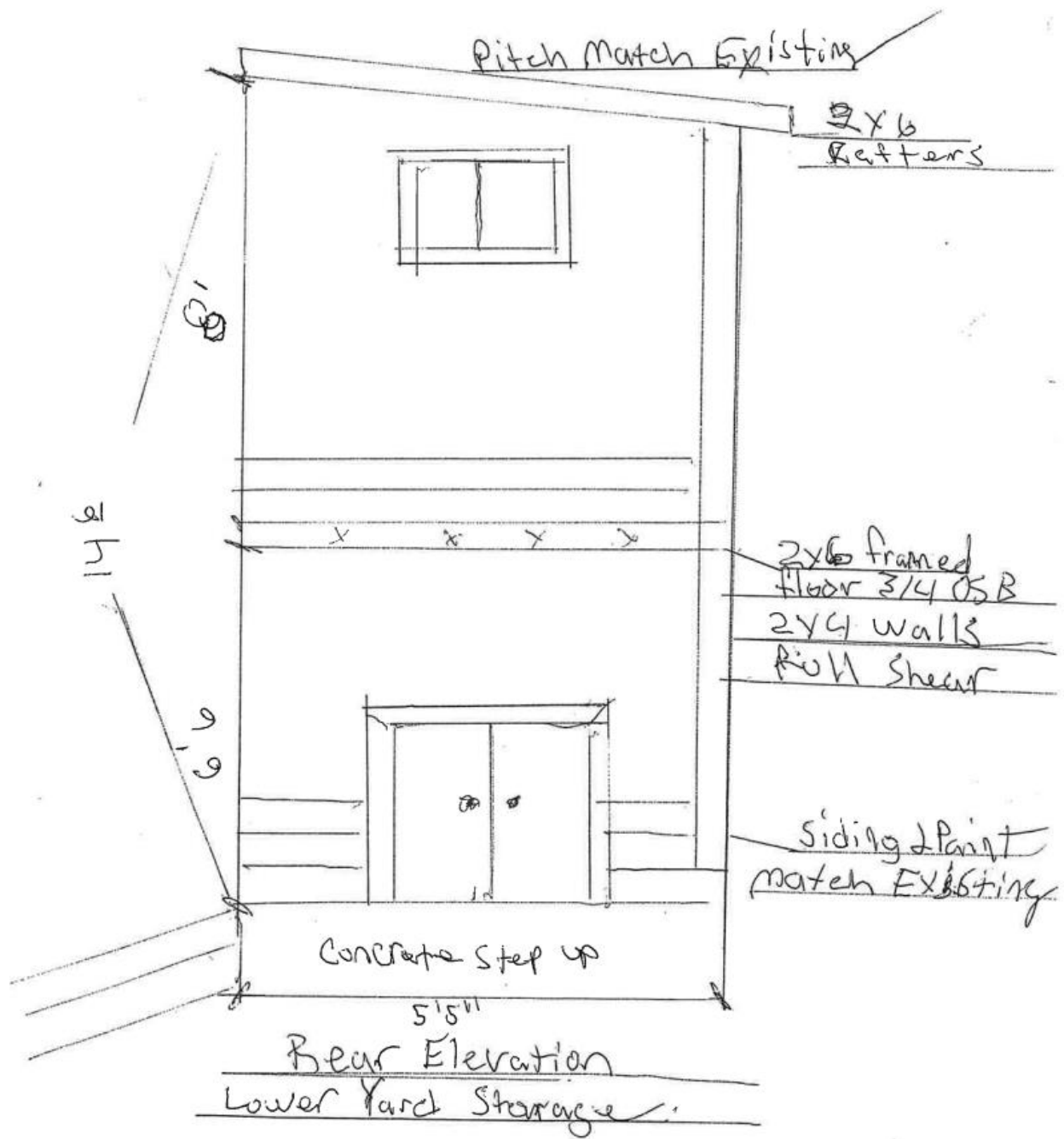
Plan-view of the shed location with the existing concrete “steps” that will serve as the shed foundation.

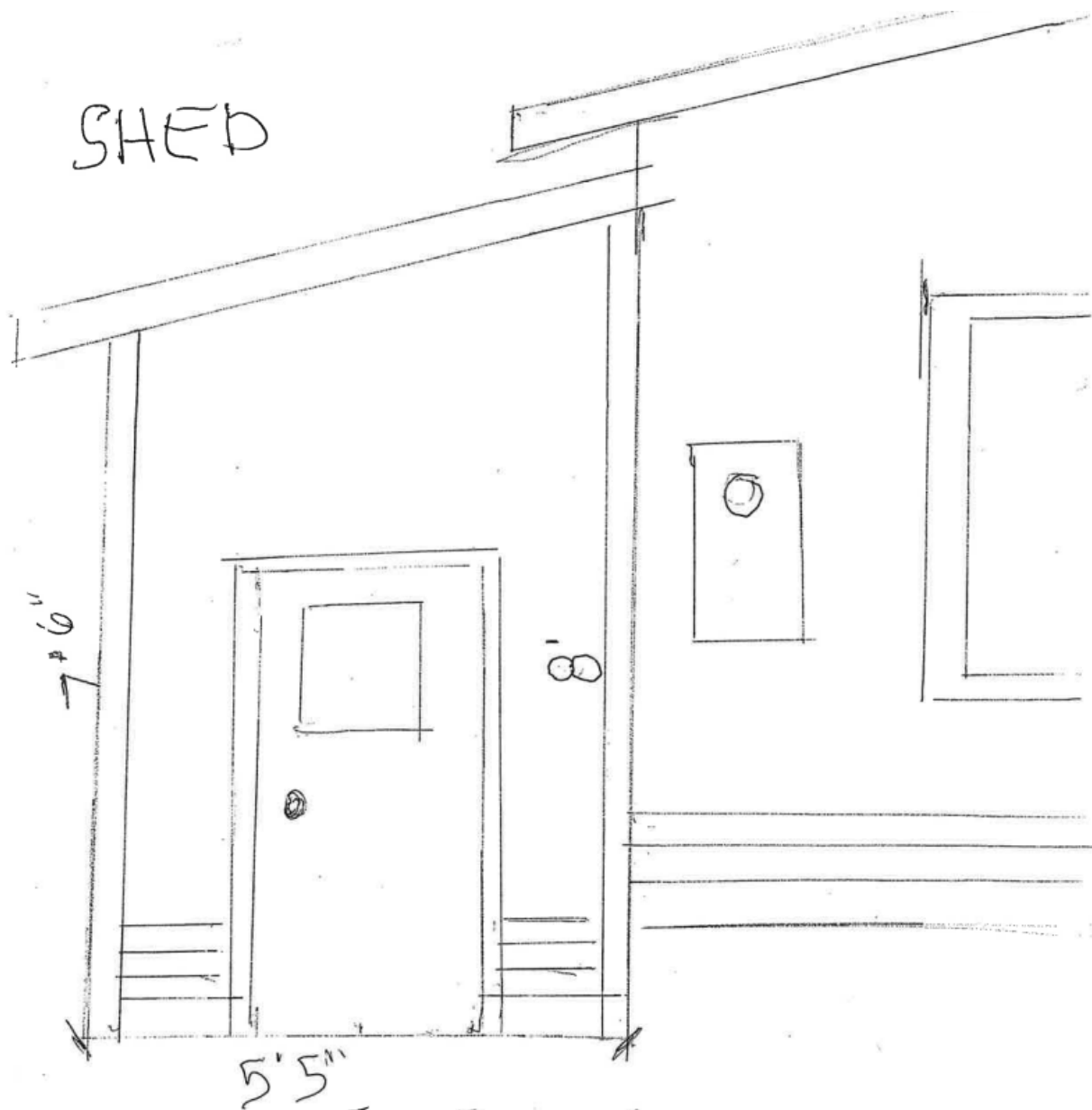






Drill concrete ~~fasten~~ with  
 1/2" x 6" Simpson T. L. L. L.  
 Full Shear Wrap in Tyvek  
 Siding; Trim to Match Existing  
 Owners





Front Elevations  
siding & Paint to Match House

776 EAST AVE  
JEROME AZ

# Application & Related Information