



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Tuesday, January 21, 2025

Item :
Location: 103 Dundee Avenue
Applicant/Owner: Matt Lavoire / Merkin Harry Trust
Zone: R1-5 / AR
APN: 401-11-015M
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend discussion / Approval

Background and Summary: The applicant is seeking approval to construct a new Barrel storage shed over an existing, semi-subterranean structure. The property at 103 Dundee is a total of 2.13 acres dual-zoned R1-5 and AR. The property has a primary structure that is recorded as 5992sq. ft.in size. The property also contains portions currently in agricultural use (Viticulture) and associated processes to support wine-making. The property does not currently have space to store barrels on site which requires transportation of these up and down Highway 89A as they are needed or put in storage. This proposed structure is to provide storage for wine barrels on site.

Building Background: Parcel number 401-11-015M is recorded as having the primary structure built in 1992 with the adjacent utility/accessory structure built in 2005. As such the properties are not listed within the National Register and are non-contributors to the Town's historic landmark status. This area of Jerome is commonly referred to as "the Experimental zone".

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.*

****Note for Reviewing parties/Board Members**

Some maps have been reduced in size and quality in order to fit within the space provided on this page. Full size versions will be in the appendix section of the printed version of this analysis and can be made available upon request.

103 Dundee Barrel Storage Accessory Structure

The proposed accessory structure for 103 Dundee would be build primarily for the purpose of empty barrel/container storage.

Over the course of the year, containers are filled and emptied with wine, either for aging purposes, or simply for transport down to Cottonwood for bottling.

Currently, empty barrels and containers are store off-site, due to lack of space at 103 Dundee. This means that several times a year, we are transporting barrels and containers up and down Highway 89. Having this accessory building will reduce barrel transport time and labor, as well as reduce traffic on Dundee.

The space will be temperature controlled and humidified, due to the delicate nature of oak barrels. Once they dry and shrink, they are very difficult to restore to usefulness.

Thank you,

Matt LaVoire, Project Manager
Caduceus Cellars

Project Data

Zoning Categories:	R1-5 and AR
Parcel Size:	2.13 acres = 92,783 sf
Existing home footprint:	4660 sf (inc. 700 sf buried)
Existing garage footprint	2650 sf (inc. 2515 buried)
<u>Existing outbuilding (mech)</u>	<u>880 sf (all buried)</u>
Total existing building footprint	8190 sf (inc. 4095 buried)
Proposed addition	2650 sf (above grade)
Lot Coverage (no change)	8190/92,783 = 8.83%

Response:

Lot Area & Lot Width: The total lot area is 2.13 Acres as previously stated. The scope of this proposed project is not going to alter or change this number.

Maximum lot coverage: The proposed project is utilizing an existing, semi-subterranean structure as a foundation for the shed. The footprint of the proposed building is designed to fit inside, and match the existing structure to have no increase or impact to the maximum lot coverage. The proposed addition is 2650sq. ft but with no change as the footprint was previously established, lot coverage remains at 8190sq.ft /92783sq.ft. for 8.83% lot coverage.

Yard requirements: The setbacks are currently established and the proposed building, intended to fit within an existing building footprint so that no yard requirements previously set will be impacted.

Off-street Parking & loading: The arrangement of this property for the functions of the viticulture efforts provide for ample on-site space for parking and unloading, and this project should have no impact to street-parking, street congestion or other negative impacts.

Building Height: The building height is capped at 14' from grade as required by the TOJ Zoning ordinance for an accessory building. The proposed structure was designed with these regulations in mind, with the roof of the shed designed to match the natural grade of the existing topography.

Other property standards: The roof of the building is sloped to match the natural grade of the topography in order to minimize the viewshed impact to neighboring properties and Dundee Avenue adjacent. All other property development standards required by the Town of Jerome's Zoning Ordinance are being met for this proposed project

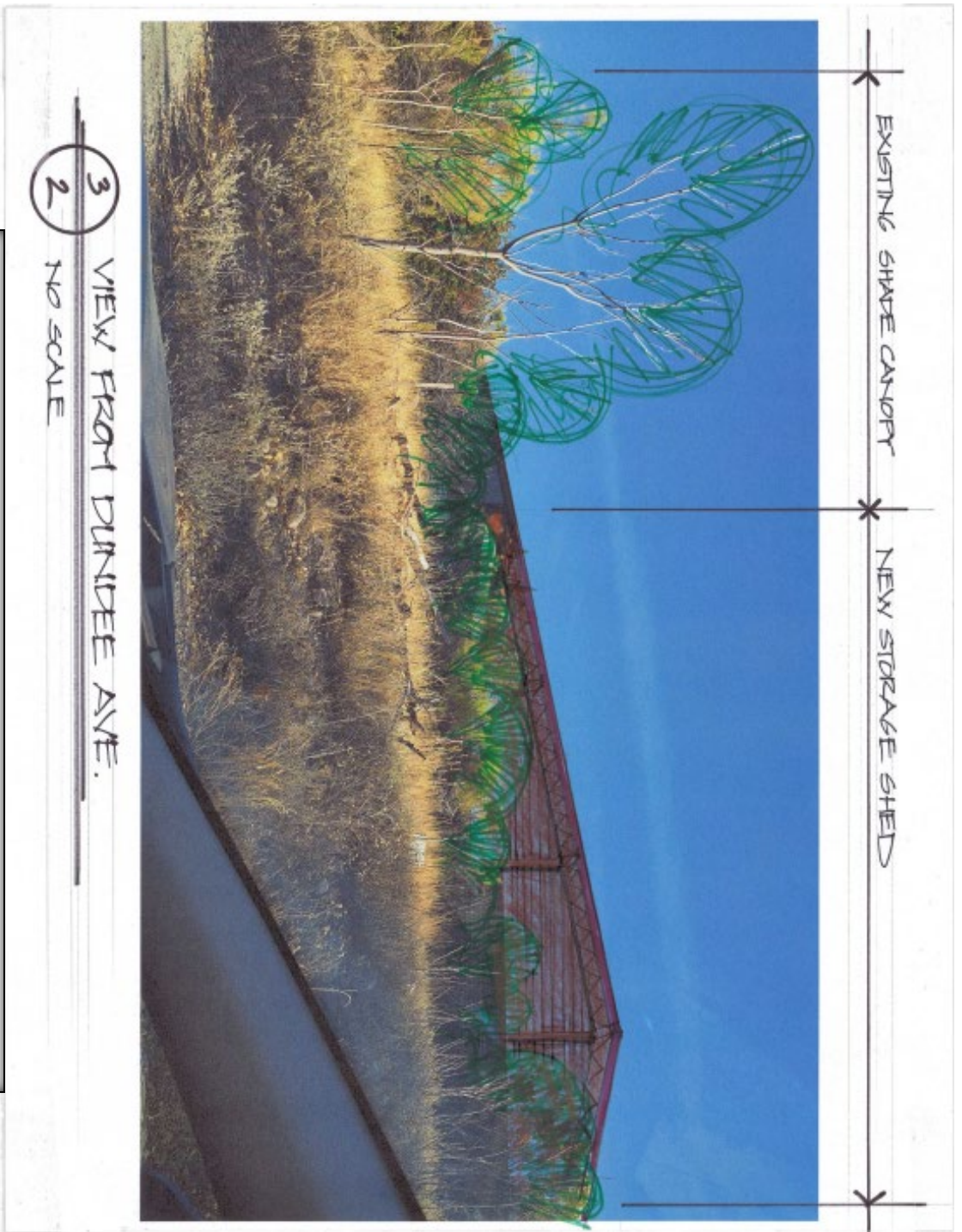
If the project is approved, the applicant is responsible for obtaining a building permit and is subject to required inspections and the 2012 IBC. An approval from DRB is valid for up to 6 months, in which time the applicant needs to obtain a building permit, or apply for an extension to the approval.



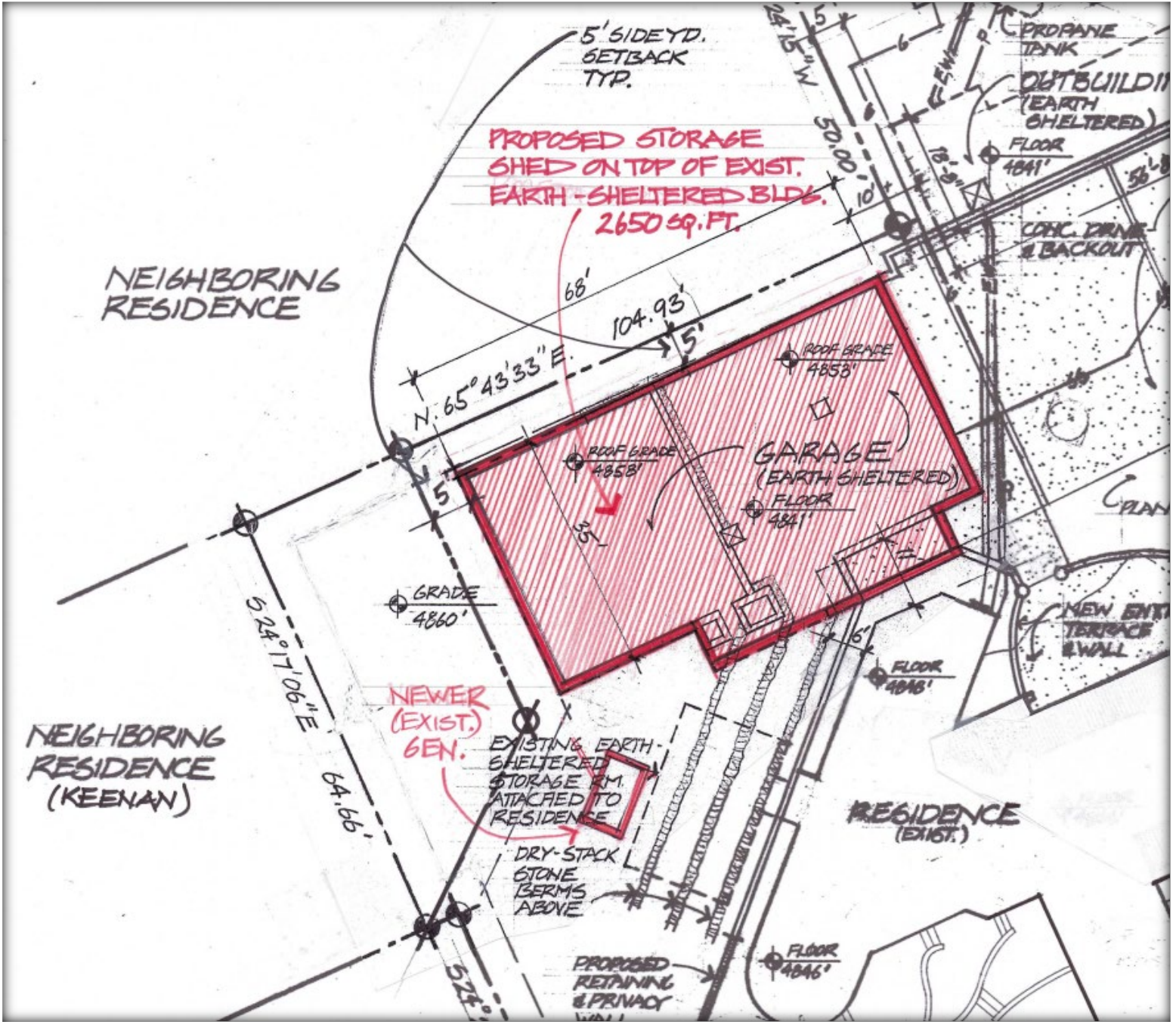
Aerial photograph with the proposed building footprint highlighted in orange.



Parcel map from Yavapai County GIS, with the property at 103 Dundee (APN- 401-11-015M) in the center.



Street-view photograph with a rough overlay that highlights the portion of the structure that would be visible from Dundee Ave. Not the slope of the roofline is designed to match the natural grade of the topography.



Detail view of the previous site plan with the new proposed building highlighted in red.

Application & Related Information



TOWN OF JEROME, ARIZONA

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

Town Use

General Land Use Application – Check all that apply

- Site Plan Review \$300
 - Demolition \$50/\$200
 - Time Extension \$200
 - Design Review \$25 to \$500 ^{\$50}
 - Signage/Awning \$50
 - Other: _____
 - Conditional Use Permit (CUP) \$500
 - Paint/Roofing \$25
 - Other: _____
- $\$300 + 50 = \350

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

Applicant: <u>Matt LaVoire</u>	Owner: <u>Maynard Keenan</u>
Applicant mailing address: <u>1853 Rockly Rd Prescott, AZ 86305</u>	Property owner mailing address: <u>PO Box 905 Jerome, AZ 86331</u>
Applicant role/title: <u>Project Manager</u>	
Applicant phone: <u>928-830-4161</u>	Owner phone: <u>928-649-9293</u>
Applicant email: <u>mlavoire@gmail.com</u>	Owner email: <u>mlavoire@gmail.com</u>
Project address: <u>103 Dundee</u>	Parcel number: <u>401-11-015M</u>
Describe project: <u>Accessory structure</u>	

- 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: Matt LaVoire Date: 1/9/25

Property Owner Signature: Matt LaVoire, Designated Agent Date: 1/9/25