



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Commission Site Plan Review

Item :

Location: 410 Clark Street
Applicant/Owner: Eric Jurisin
Zone: C-1
APN: 401-06-037A / 401-06-156H / 401-06-036
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Eric Jurisin (Jerome Investments I LLC) is proposing a remodel of the existing Haunted Hamburger to incorporate adjacent areas, expanding the footprint in order to obtain a more efficient workspace, off-sidewalk waiting areas, increased ADA compliance and additional employee housing options. The expansion does not significantly expand the guest seating in any way, rather it reorganizes the guest seating and the efficiency of the staff through better work flow, and better Kitchen facilities.

Building Background: The Project includes two standing historic properties, which I will discuss separately in this section. The first (401-06-037A) is the site of the Haunted Hamburger in it's current form, in the old Telephone-Switchboard building (Historic inventory record included in the appendix) which operated from around 1900 to 1955.

The second property that is to be incorporated into the new Haunted Hamburger layout is the "Haskins Apartment Building" (401-06-036) originally constructed in 1912 according to Town records, it notes that the building was modified in some way in 1979 and contains four (4) apartment units, and top-floor storage accessed by the entrance on Clark Street.

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.a says that "*Additions and alterations to Residential, Commercial or Industrial structures...*" will require review by the planning and zoning commission.

Letter from the Applicant:

Hello Will

I am writing this letter as you requested to shape a narrative for the upcoming remodel of the Haunted Hamburger. Since the opening on May 3, 1994 the Haunted Hamburger has doubled in size and has become a destination restaurant serving more than 200,000 customers a year. We have now been given the opportunity with the purchase of the adjoining lot from the city and the Haskins to make a bigger, safer, and updated Haunted Hamburger which keeps us going forward for another thirty years, hopefully. This also gives us the opportunity to create safe affordable housing at the same time.

We Currently operate as a three story restaurant, with the customers having access to two. With the new design we will have all customers on one floor and eliminate them going up and down our old stairwell. Food and liquor deliveries currently go both up and down stairs which leads to longer and more difficult deliveries. We should now be able to receive most of our orders on street level which will make for a much quicker delivery and help with shortening the length of time in the loading zone and should help with traffic flow. I can't even describe to you how excited we are to eliminate using a dumbwaiter.

The city has asked us to create a waiting area which we have surrounding the deck to reduce customers waiting out in front of the restaurant.

Our kitchen will triple in size which will help us maintain a cleaner, more organized space and keep our employees safer and hopefully create a happier, more efficient work environment.

When we purchased the Haskins three out of six apartments were occupied due to the condition of the building and those that were rented were questionable at best. After meeting with multiple contractors the consensus is it would be cheaper to tear it down and rebuild it but that isn't an option for us. We believe in preserving our historic town, We think we have found the right contractor for this project. Our plan is to move our kitchen to street level and create five affordable housing units while saving this historical building.

In conclusion Michelle and I are extremely excited about this project. Restaurants have a shelf life and then they usually go away. The Haunted Hamburger was our first in the Verde Valley and our goal is to make it the best again. Currently the Burger is a little tired, worn and dated but continues to grow in sales and customers regardless. This is an extremely large and worthy investment that gives us a chance to do better and continue into the future.

Zoning Requirements

The applicant, Eric Jurisin, is proposing an expansion and remodel to the Haunted Hamburger, located on parcel 401-06-037A, that will include connecting to the building on parcel 401-06-036 by way of a “bride” like connection between the uppermost floors, as well as expansion of the decking on the Northwest side of the existing restaurant on to parcel 401-06-156H.

All three parcels involved in the project, (401-06-156H,401-06-037A, 401-06-036) are currently zoned C-1 (Commercial) and continued commercial use (Restaurant) is a permitted use, while the Residential units are a conditional use in the Commercial Zone, however the Residential use has been continuous and considered a legal-non conforming use, and since this use is remaining a Conditional Use Permit is not required at this time. 410/412 Clark Street (401-06-037A) is recorded as having one Apartment, while 414 Clark Street is recorded as a Fourplex having Four apartment units. (Yavapai County)

This mixed use of commercial and residential requires the building to meet current health and safety codes, which the applicant is doing, including fire suppression systems and increased ADA compliance and accessibility. These code requirements will be verified by the building official.

The commercial (C-1) zone has no requirements for Minimum lot coverage or building square footage, and the heights of existing buildings will not be changing. New decking, and covered deck/kitchen area is also well below the maximum height of the existing structures. The new outdoor kitchen area on the proposed new deck is subject to all the standard health and safety requirements. No zoning ordinance language was found that would prohibit or restrict this as long as all health and safety requirements by code are met.

The site was posted on Monday, March 4th in accordance with the requirement that the site be posted 15 days prior to the Site Plan Review.

Parking Requirements

Section 510.B.6 of the Jerome Zoning Ordinance (Parking and Loading Requirements) states that; *“In the event of mixed uses, the total number of required off-street parking spaces is the sum of the requirements of the various uses computed separately.”*

For the purposes of 510.B.6 as well as for Clarity’s sake, the Parking Requirements will be broken down into the two buildings that are involved in the project. The 410/412 Clark Street (The existing Haunted Hamburger) totals will include the calculations from the improvements placed on parcel 401-06-156H due to the new arrangement of the customer seating.

414 Clark Street, (401-06-036) the “Haskins Apartment Building” currently has four Apartment units which are considered a legal, non-conforming use of the building, and the top-floor (Ground level on Clark Street) was converted into storage space by previous owners. The proposed plans call for retaining the four apartment units, upgrading and repairing elements that require such in the process. The top floor of this building is intended to be a new Kitchen work space, with walk-in freezers and storage near the entrance onto Clark Street.

The Zoning Ordinance states in Section 510.D.1 (Schedule of required off-street parking) that;

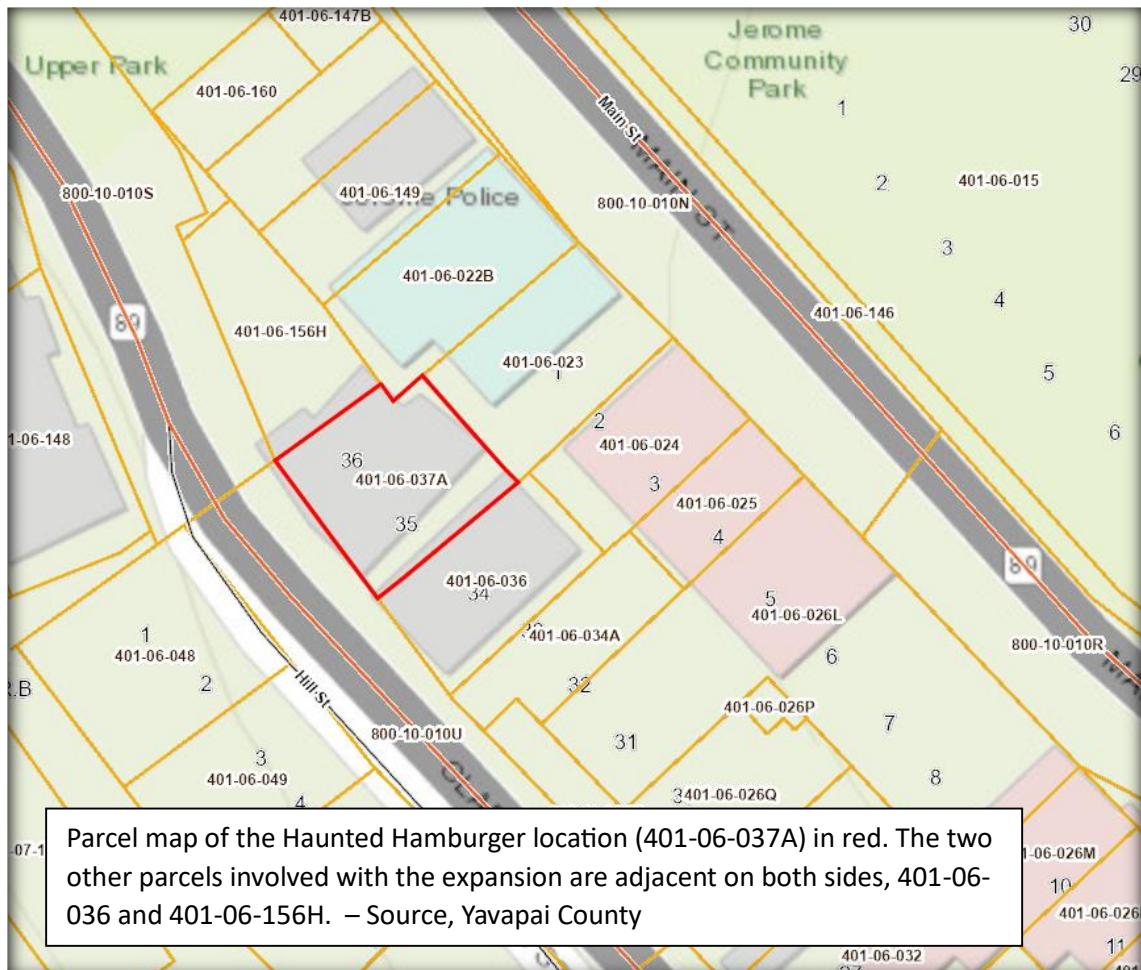
“...Useable area as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, restrooms, hallways, etc...)”

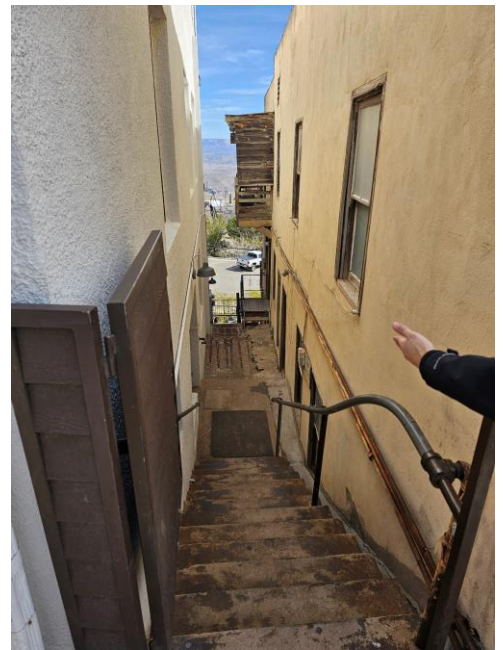
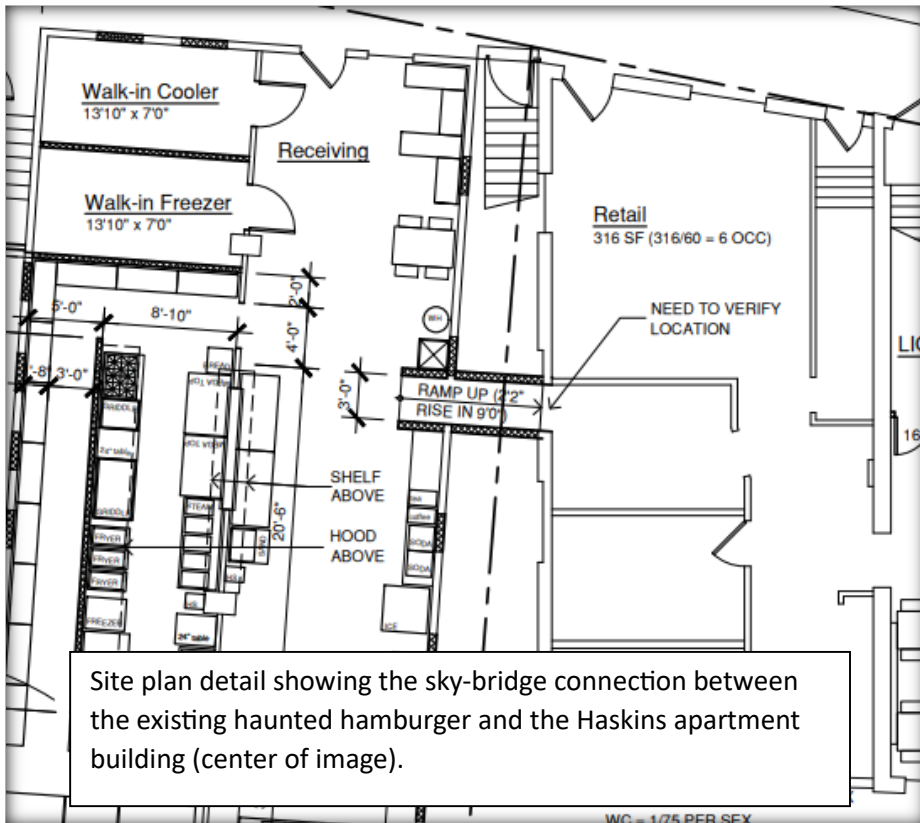
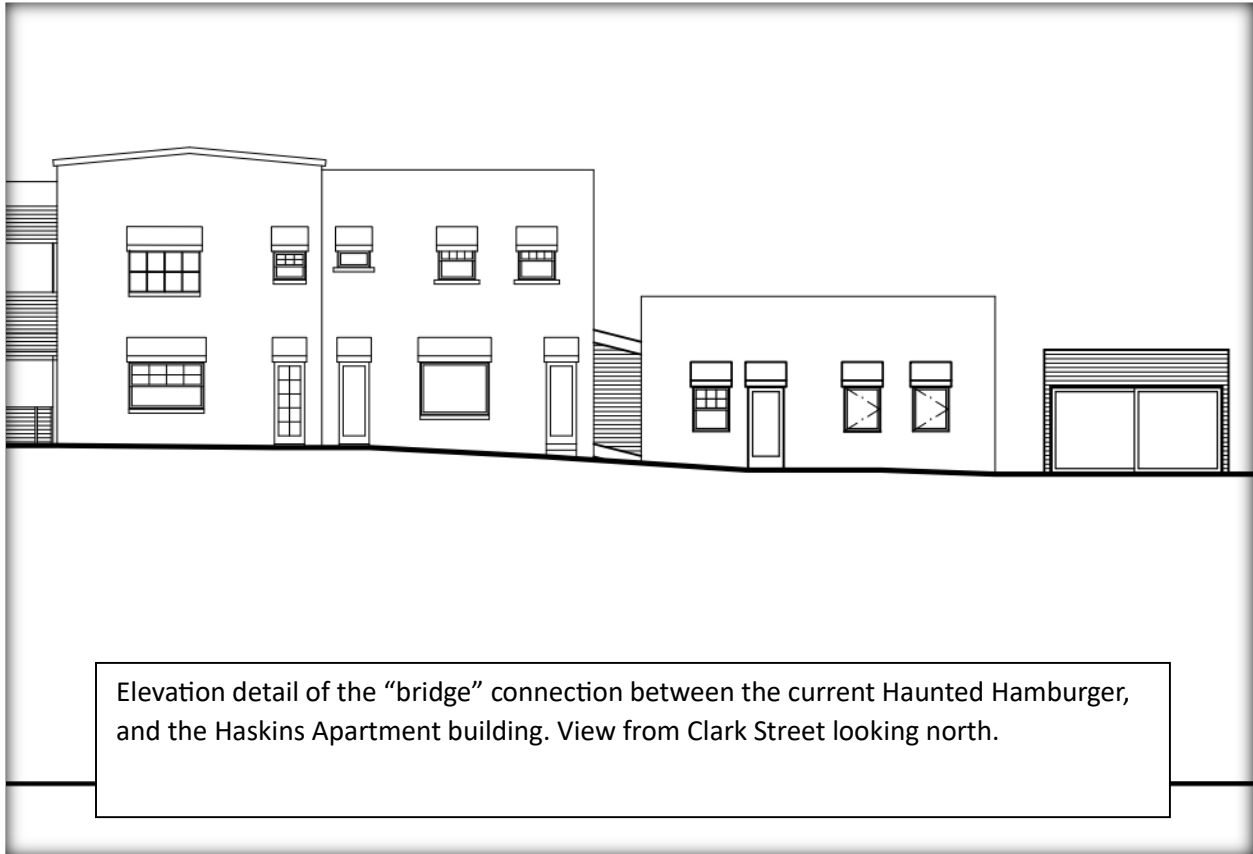
According to this definition the topmost floor of the Haskins building does not constitute “useable area” for parking calculations. The four residential units are not changing use, and retain their legal non-conforming status.

The 410 / 412 Clark street building (The current Haunted Hamburger) was determined when it originally opened to be a legal-nonconforming use of the building. In 2014 the Restaurant expanded, adding deck seating and the parking calculations required four (4) additional spaces, which the applicant successfully provided.

The current proposed changes simplify the restraint for both the staff, and the guests by keeping guest seating on one level, extending on to the new deck and removing the second floor guest seating area that is currently in use. This is a reorganization of seating, and not actually adding any additional seat. The seating count in this proposed version seems to actually reduce the guest seating by two (2) seats.

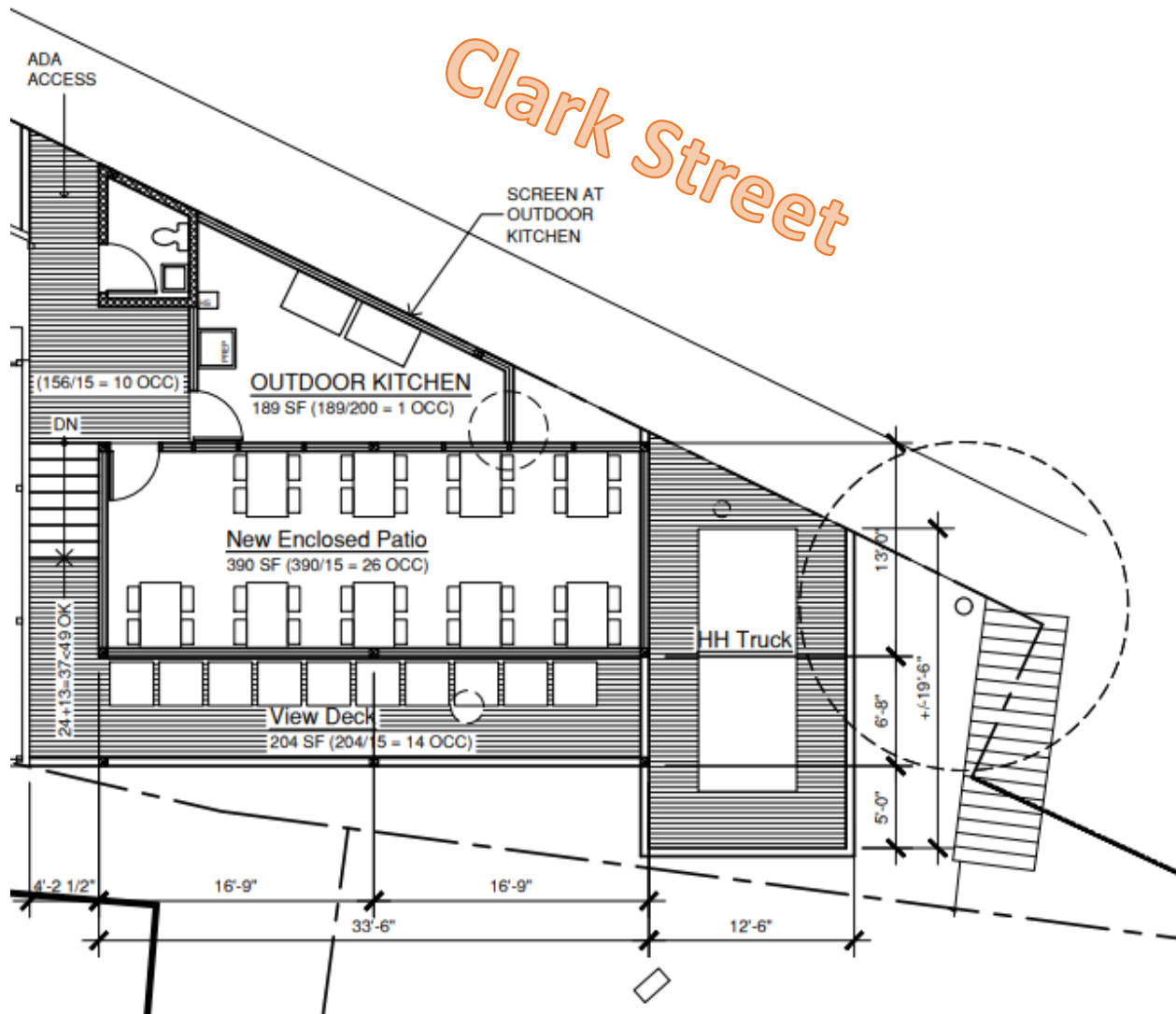
To summarize, the project will retain a number legal non-conforming residential units already in use, and the commercial use is not actually expanding in a significant way. The existing parking provided by the applicant is sufficient to meet the requirements of the Zoning Ordinance.





The trash collection area has a new proposed location on the east side of the Haskins building. The applicant will work with Public Works and the Building Official to ensure the workability of the design.

The largest visible change is the addition of an enclosed patio and outdoor kitchen area on parcel 401-06-156H. The enclosed patio is 390 square feet with an occupancy of 26. This seating arrangement is a reconfiguration of what would have previously been the upstairs seating, and is not an increase in guest seating. The outdoor kitchen area is 189 square feet enclosed by screening and a roof. Immediately adjacent to this area (west) is a proposed on-site parking pad for the Haunted Hamburger truck. In line with, and wrapping around the new enclosed patio is a viewing deck accessible by stairs between the existing, and new patios. This “view deck” is a waiting area intended to remove waiting patrons from the narrow sidewalk along Clark Street. This waiting area is not calculated into the useable space numbers used for parking calculations in section 510.



The Site plans that follow have been split and sized in order to fit in this document. The pages try to move systematically through the site plans as they were presented but have been sectioned up to allow the graphics to fit in the space provided, as well as to zoom into areas where fine detail exists. Full sized, or 11x17 sized versions are available with the print version which is available for review.

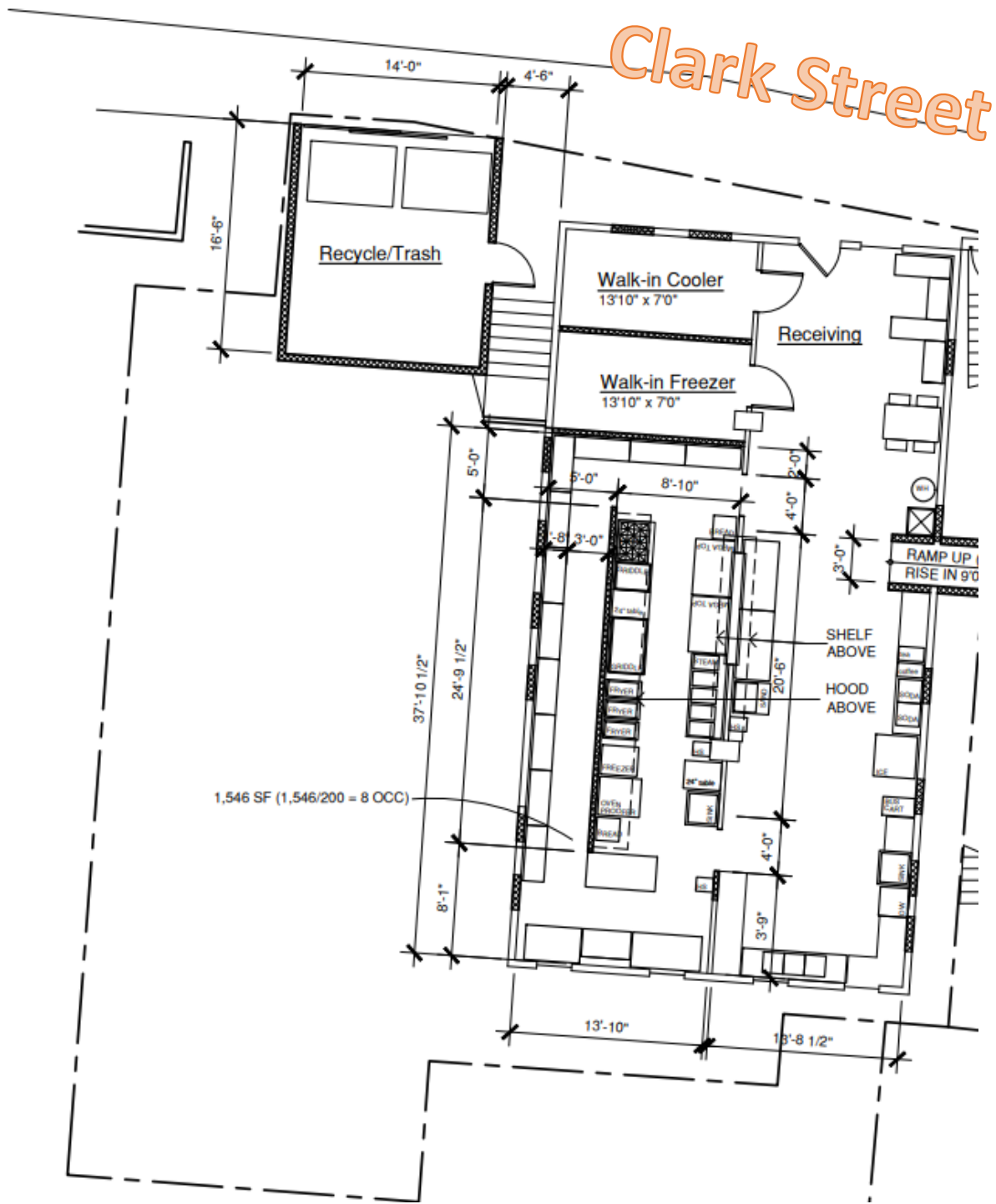
Clark Street



Clark Street

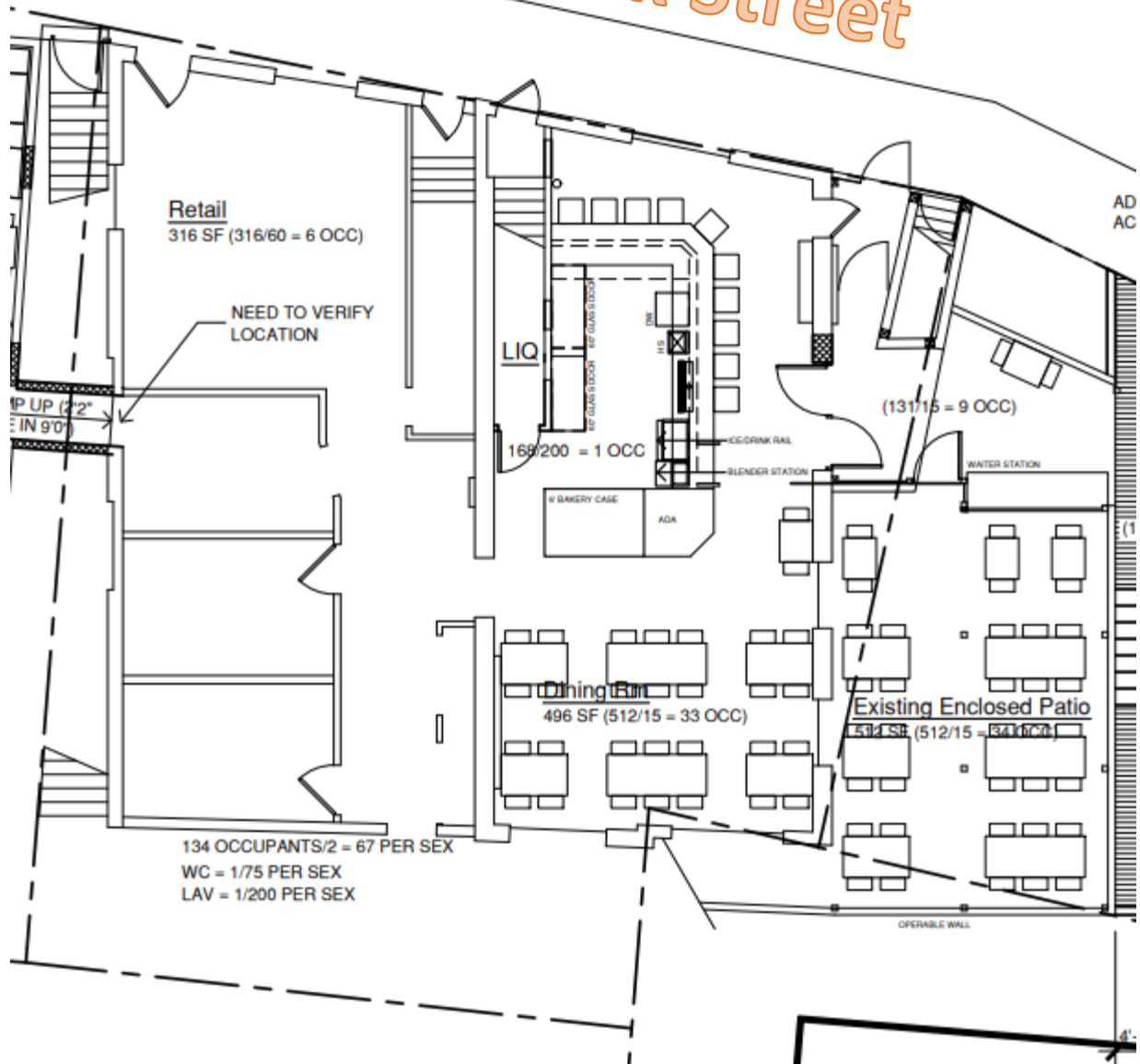


Basement Level 1



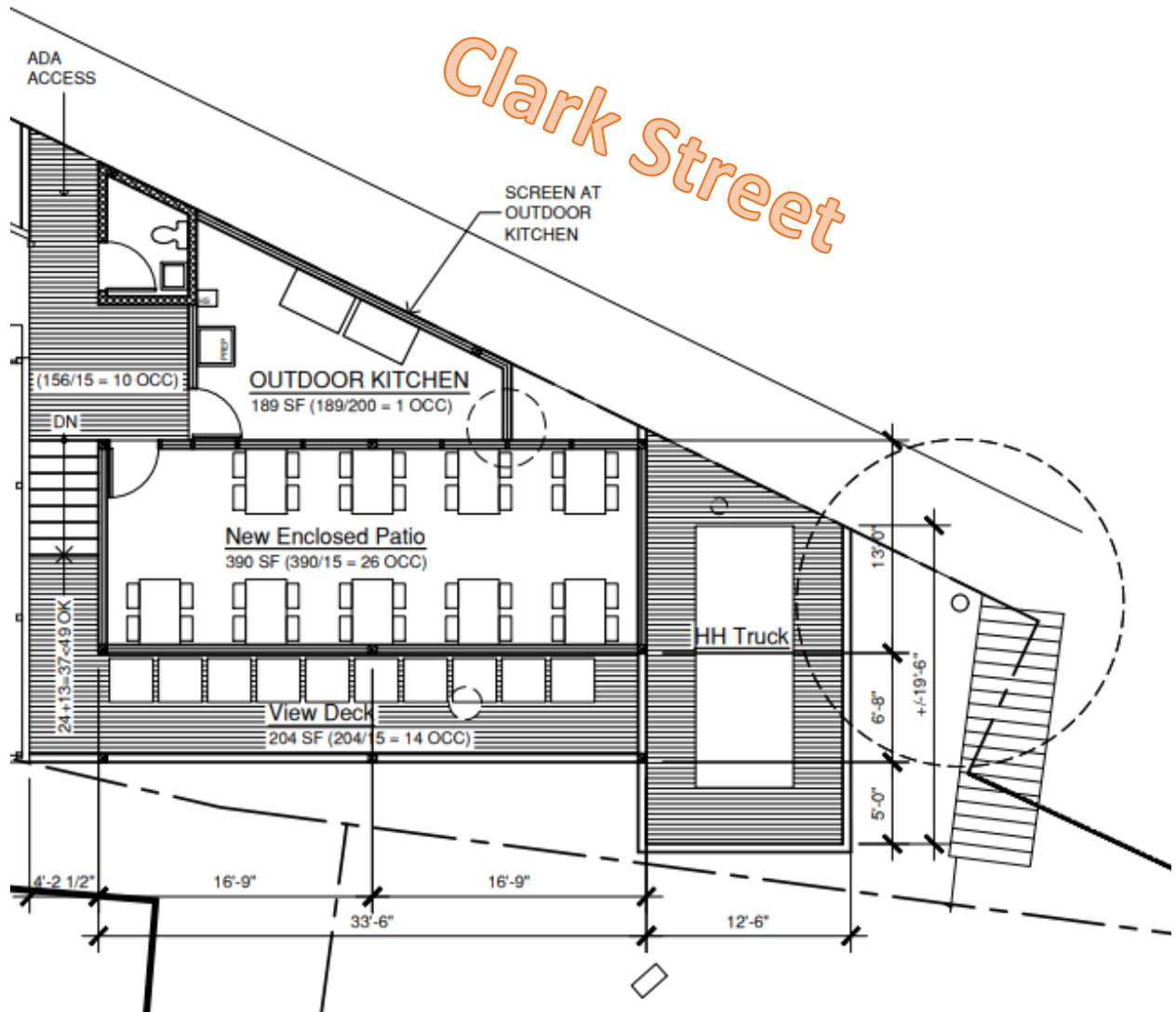
Street Level

Clark Street



Street Level

Clark Street

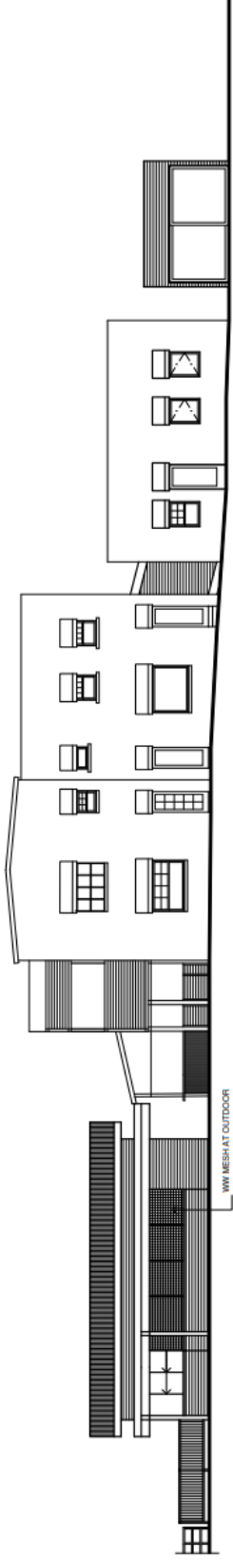


Street Level

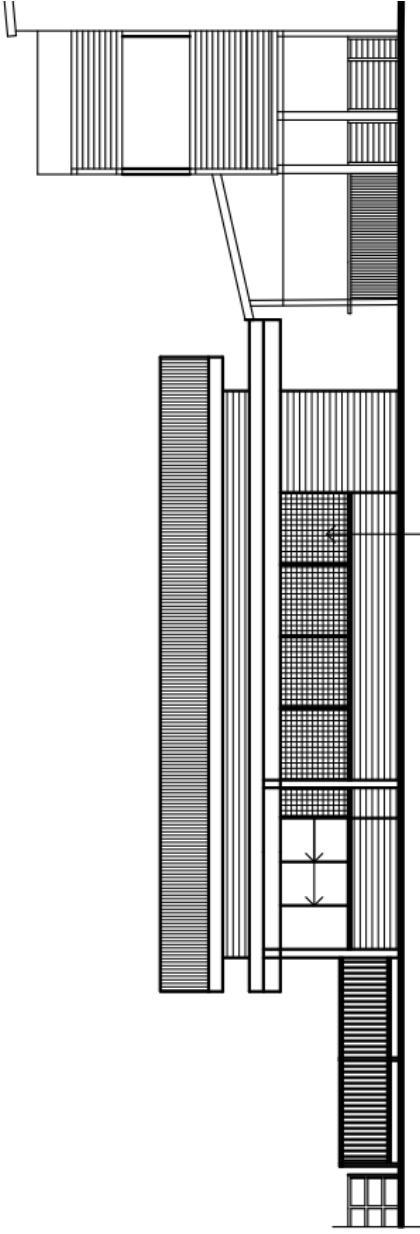
Clark Street



Second Level

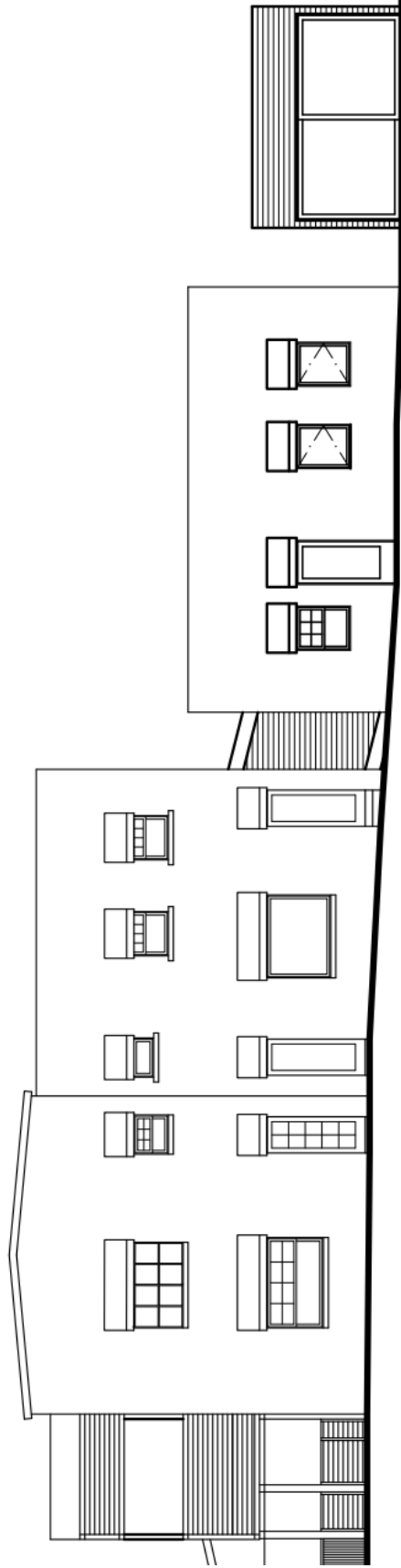


East Elevation



WW MESH AT OUTDOOR
KITCHEN - TYPICAL

East Elevation



Photographs of the Existing Structures







Application & Historical Documents



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

File #: _____

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
- 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: Eric Jurisin	Owner: Eric Jurisin
Applicant mailing address: Po 896 Jerome Az 86331	Property owner mailing address: Po 896 Jerome Az 86331
Applicant role/title:	
Applicant phone: 928-301-0168	Owner phone: 928-301-0168
Applicant email: jeromepalace@gmail.com	Owner email: jeromepalace@gmail.com
Project address: 414 Clark St	Parcel number: 401-06-024
Describe project: Repurposing the top floor of the Haskins into a commercial kitchen and adjoining in to 412 Clark St. Remodeling apartments, adding on to the deck of the Haunted Hamburger. Relocating garbage enclosure.	

- 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: [Signature] Date: 2-1-2024
 Property Owner Signature: [Signature] Date: 2-1-2024

Received from: Eric Jurisin **For Town Use Only** Date: 2/1/24

Receipt

By: _____

Tentative

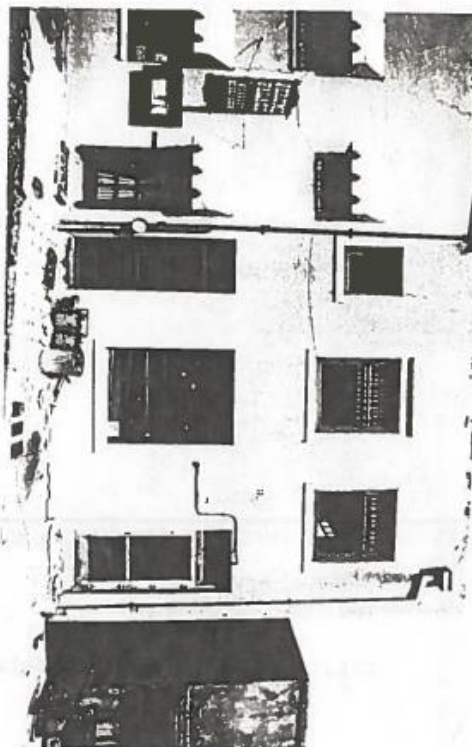
Page 1

TOWN OF JEROME
 P.O. BOX 335
 JEROME, AZ 86331

RECEIPT		DATE <u>2/1/24</u>	No. <u>617107</u>
RECEIVED FROM <u>Eric Jurisin</u>		<u>\$ 800</u>	
<u>P&Z & DRB</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR _____			
ACCOUNT		<input type="radio"/> CASH	<u>#1300</u>
PAYMENT	<u>800</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE		<input type="radio"/> MONEY ORDER	BY <u>T Card</u>
		<input type="radio"/> CREDIT CARD	

ARIZONA STATE HISTORIC PROPERTY INVENTO

HISTORIC PROPERTY NAME Telephone Building		COUNTY Yavapai	INVENTORY NO 50
COMMON PROPERTY NAME		QUAD/COUNTY MAP Sec 23 TWSP 16 Range 2E	
PROPERTY LOCATION-STREET & NO. 412 Clark St			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401 06-037	
OWNER OF PROPERTY Ruth & Willard Cram		PHONE	
STREET & NO./P.O. BOX Box 276			
CITY, TOWN Jerome		STATE Az	ZIP 86331
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-22-81	
VIEW			
HISTORIC USE			
PRESENT USE Apartments		ACREAGE	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES circa 1900			



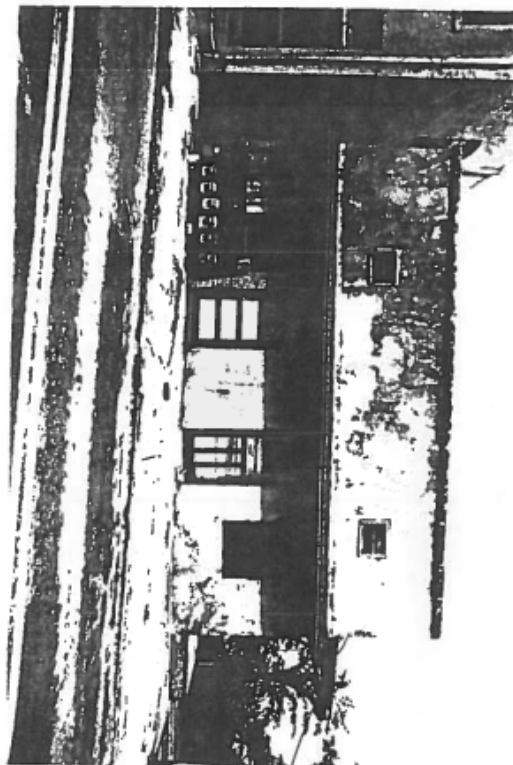
PHYSICAL DESCRIPTION

This 3 storey rectangular brick structure has a stucco veneer on it's exposed faces, a flat roof with surrounding parapet walls and wood frame doors and double hung window sash. It is built flush against it's neighboring building on the North, with access to the lower level via a side stairway. (?)

22.5' frontage x 48' depth

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Haskins Apartments Haskins Apts.		COUNTY Yavapai	INVENTORY NO. 51
COMMON PROPERTY NAME Haskins Apts.		QUAD/COUNTY MAP Sec. 23 TWS 15 Range 2E	
PROPERTY LOCATION-STREET & NO. Clark St.			
CITY, TOWN/VICINITY OF Jerome Az		ASSESSOR'S PARCEL NO. 401-06-036	
OWNER OF PROPERTY Red & Birgit Hayman		PHONE	
STREET & NO./P.O. BOX Box 991			
CITY, TOWN Cottonwood		STATE Az	ZIP 86326
FORM PREPARED BY TOWN OF JEROME		DATE 9-9-81	
STREET & NO./P.O. BOX Box 335		PHONE 634-7943	
CITY, TOWN Jerome		STATE Az	ZIP 86331
PHOTO BY Noel Knapp		DATE 8-23-81	
VIEW facade from Clark St.			
HISTORIC USE apartments apart			
PRESENT USE apartments		ACREAGE	
ARCHITECT/BUILDER Jim Haskins			
CONSTRUCTION/MODIFICATION DATES 1912 1979			



PHYSICAL DESCRIPTION

This 2 storey rectangular plan building is frame and stucco with wood porches on the South and West sides, wood doors and double hung sash. A flat roof with surrounding parapet walls caps the structure. The West or street facing parapet has a slightly projecting top trim piece which casts a small shadow line.

29.5' frontage x 54' depth

STATEMENT OF SIGNIFICANCE/HISTORY

typical multi family structure
rooms sharing kitchen and bath

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

old sign on bldg. advertising day and week rates

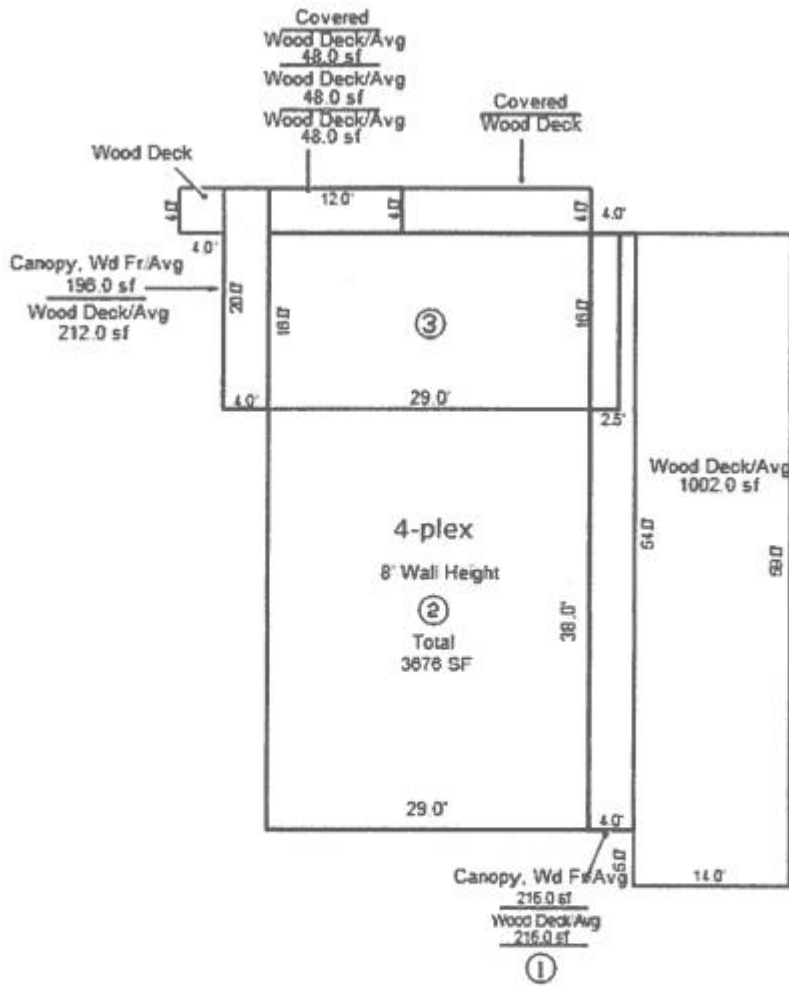
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

401-06-036 Lots 33.34 Blk 4

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

K-2 11-11A is facade.
12-12A is 3/4 view showing porch detail

K2 13A Print



Clark Street (S.R. 89)

1912

