



# TOWN OF JEROME

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

## Zoning Administrator Analysis Planning & Zoning Commission Tuesday, May 19, 2026

**Item :**

**Location:** 197 County Road  
**Applicant/Owner:** Weona View II LLC  
**Zone:** R1-5  
**APN:** 401-06-157A  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant is requesting approval to add a new 4' x 10' steel beam deck and stairs in conjunction with a new door on the west side of the existing structure. This is intended to be another means of egress to the garden area below and along the side of the house.

**Building Background:** The 2007 Historic Property survey records this home as built in 2002 as a split-level single-family residence. This building is not a contributor to the Town of Jerome's Landmark status, however it is still located within the Historic overlay.

**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.

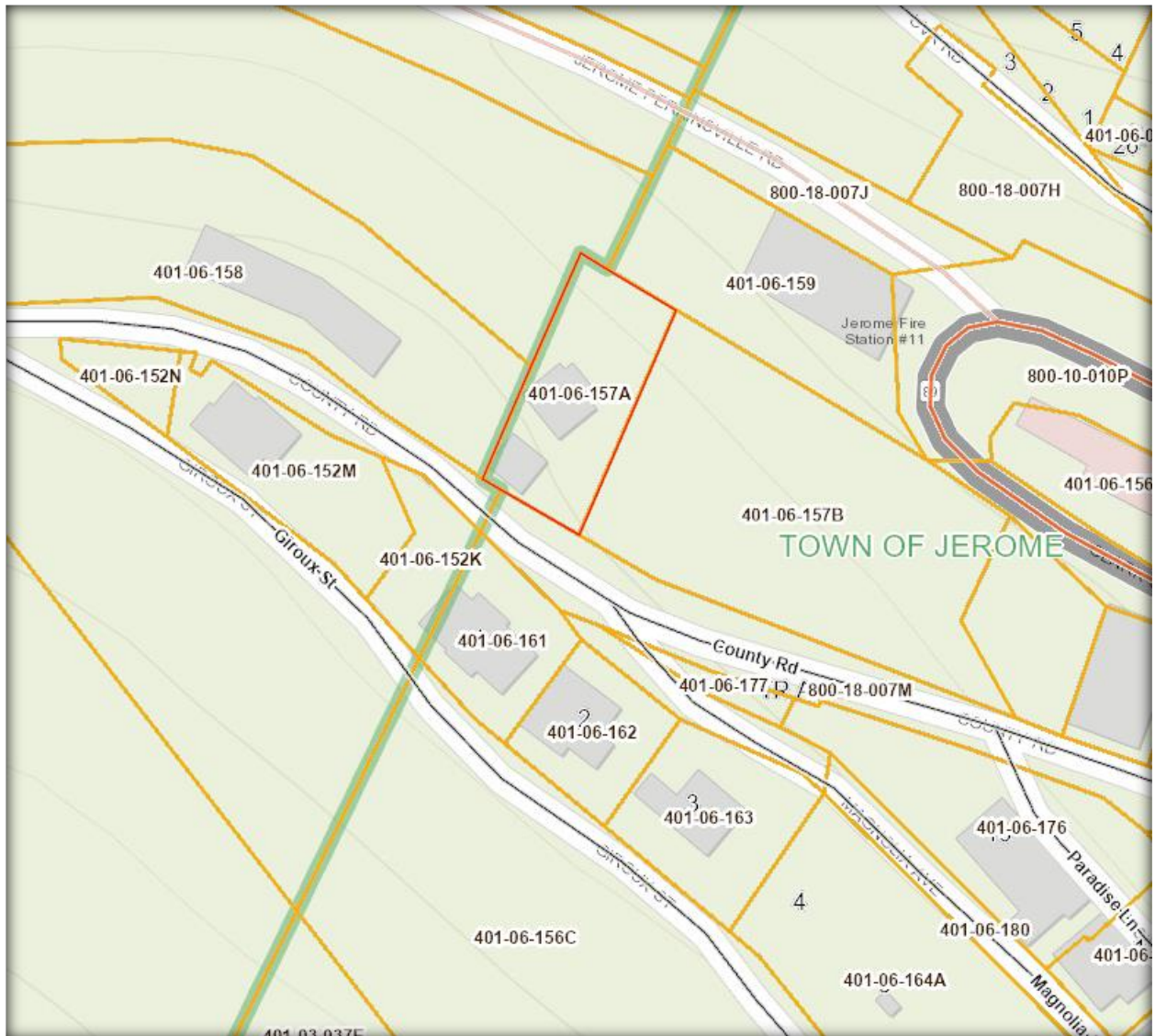
**Property Standards:** Section 303.1.B.2 of the Jerome Zoning Ordinance, lists "Decks" as requiring review by the Planning & Zoning Commission. Section 303.2.A.2 requires Zoning Ordinance compliance in the following; Lot Area, Lot Width, Maximum lot coverage, yard requirements, off-street parking and 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:**

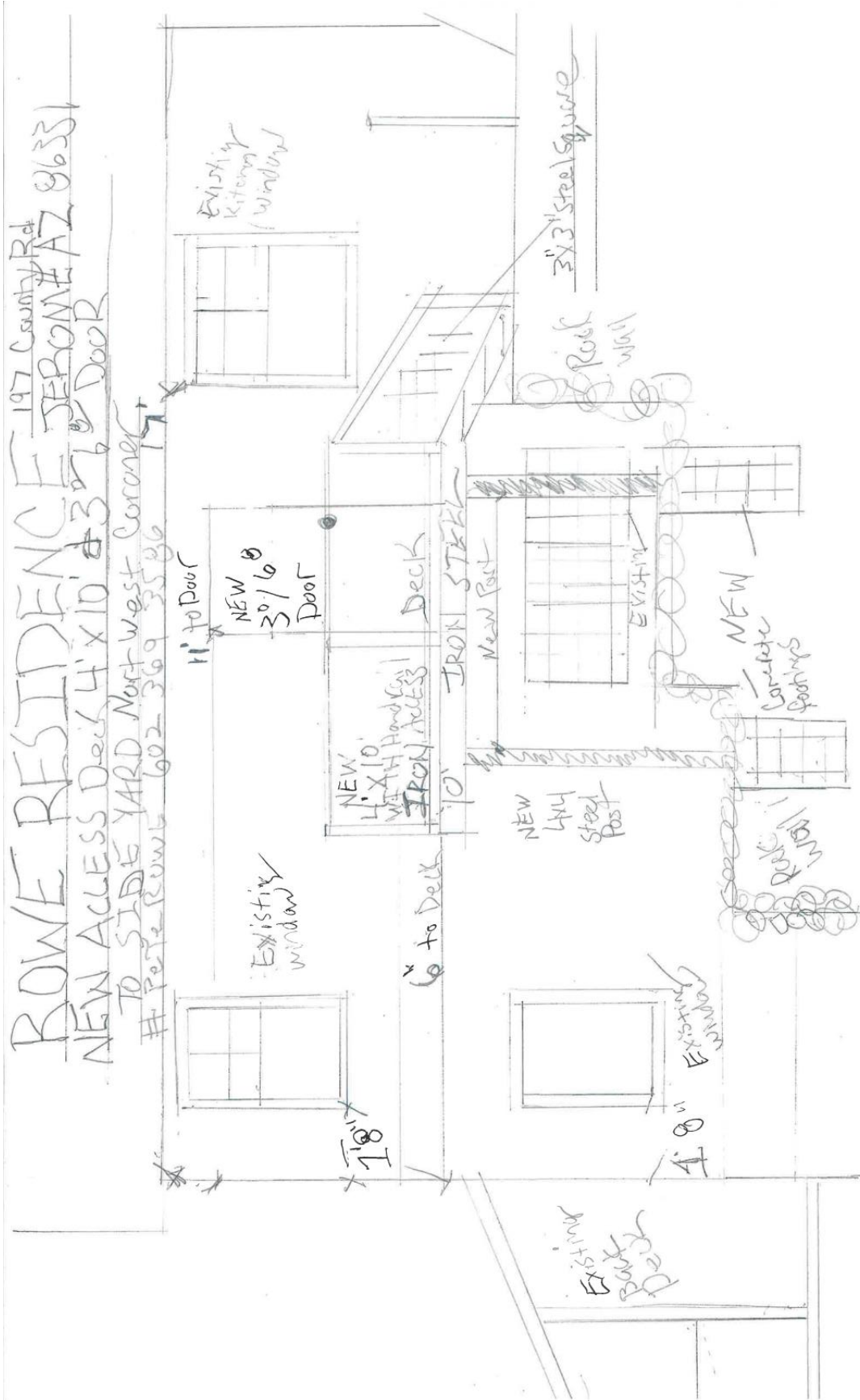
The proposed deck will not exist at a neat right-angle to the property line. The house is canted at about 45 degrees eastward from the property line to the west (as a datum, or “o” point). The deck is planned to be 4’ wide which will bring the southwest corner close to the 5’ setback limit but will not extend into the setback. The stairs and adjacent ground-level access will be improving the existing access situation should first responders be required to enter this area. The new doorway on this wall will also improve the egress from the building. As this is not a historic structure, there are no concerns as to a negative impact on existing historic buildings. All plans and information must meet code and pass inspection by the Town Building Inspector.





Handwritten notes and diagrams for a bridge pier and approach structure:

- Top Left Diagram:** A cross-section of a pier. It shows a central core of 4x4 steel posts with 4x4 steel beams. The core is 40" wide. The outer structure is 4x4 steel. The top is labeled "4x4 Beam" and "4x4 Post".
- Top Right Diagram:** A cross-section of a pier. It shows a central core of 4x4 steel posts with 4x4 steel beams. The core is 40" wide. The outer structure is 4x4 steel. The top is labeled "4x4 Beam" and "4x4 Post".
- Center Text:** "All welding will have continuous welds ALL STEEL WILL MEET ALL CODES".
- Bottom Left Diagram:** A plan view of a pier. It shows a 10' x 4' rectangular structure. The top and bottom edges are 4x4 steel. The side edges are 4x4 steel. The top edge is labeled "4x4 Steel" and "4x4". The bottom edge is labeled "4x4 Steel" and "4x4".
- Bottom Right Diagram:** A plan view of a pier. It shows a 10' x 4' rectangular structure. The top and bottom edges are 4x4 steel. The side edges are 4x4 steel. The top edge is labeled "4x4 Steel" and "4x4". The bottom edge is labeled "4x4 Steel" and "4x4".
- Far Right Diagram:** A cross-section of a pier. It shows a central core of 4x4 steel posts with 4x4 steel beams. The core is 40" wide. The outer structure is 4x4 steel. The top is labeled "4x4 Beam" and "4x4 Post".



# Application & Related Information

