



TOWN OF JEROME

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

Zoning Administrator Analysis Planning & Zoning Tuesday, June 20, 2023

Item :
Location: 301 Hull Avenue
Applicant/Owner: Town of Jerome
Zone: C-1
APN: 401-06-015
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Recommend Approval

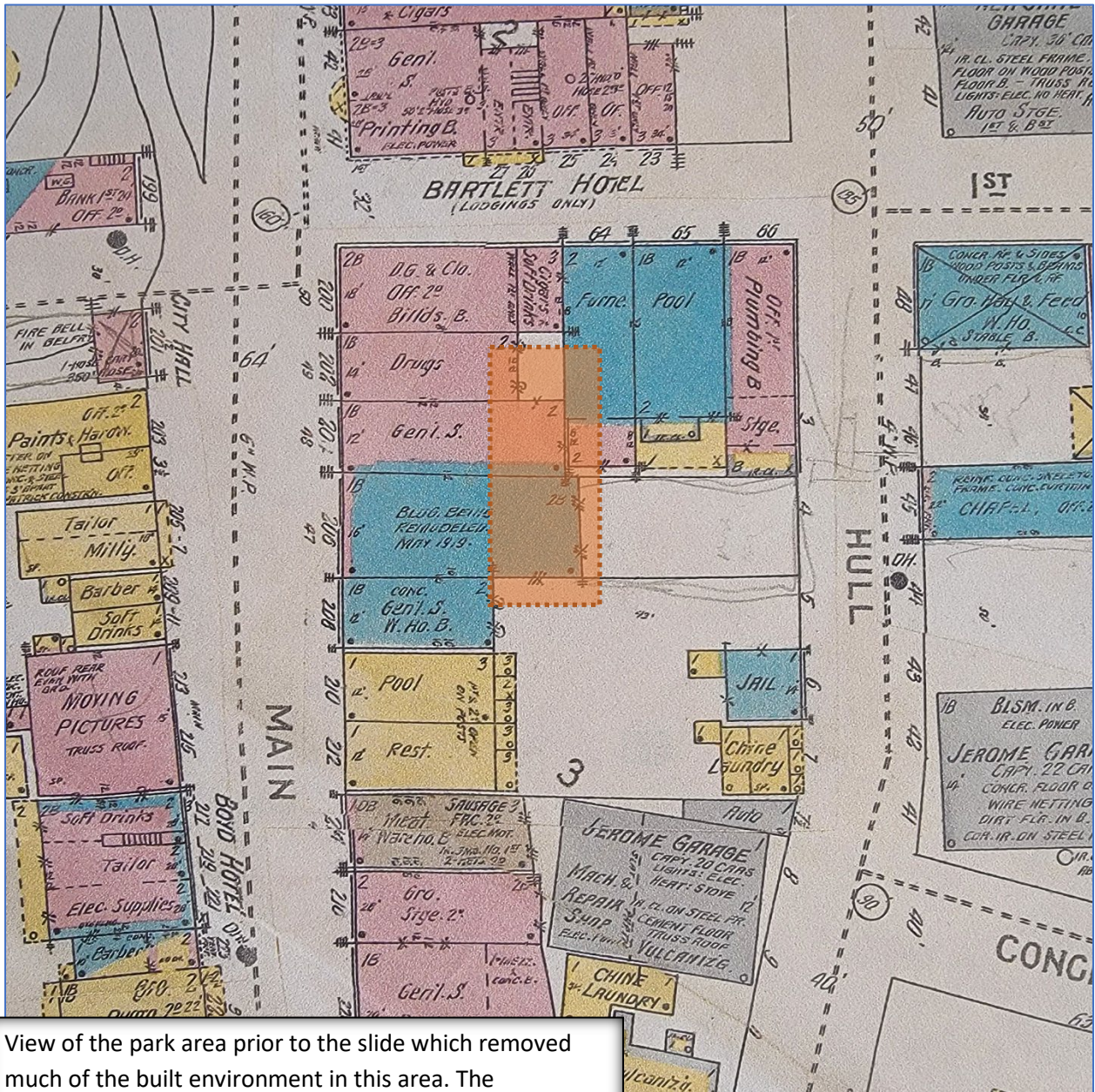
Background and Summary: The applicant is seeking approval to install a Garden shed for the Town of Jerome community Garden, located at 301 Hull Avenue in the center of Town. Of the various options presented, this is the final proposed shed variant that will best fit the location of the shed, and the vision of the community as previously stated during the review process. The shed has been reduced slightly in size to a 6' x 8' shed in order to best fit the area without having to redesign other aspects of the community garden.

Building Background: The Parcel that contains the Community Garden (APN# 401-06-015) was once the center of the commercial district in the heart of Jerome, which due to fires, slides and other misfortunes, has all but disappeared. A review of the 1917 Sanborn maps shows a number of established businesses in this location prior to the slide, and the subsequent change of ownership to the Town of Jerome. A graphic with these maps is provided following this analysis.

Purpose and Considerations: Section 304.B.8 of the Jerome Zoning Ordinance requires that the Design review Board to review the exterior of proposed new buildings (or accessory structure in this case) within the Historic overlay district, in order to ensure that new development is compatible with the surrounding environment, and to preserve and protect the historical character of the Town of Jerome.

Response: The area of the community garden is sited surrounded by open spaces (a Park as well as Parking spaces, as well as a soon-to-be completed public restroom). The footprint of Historic buildings no longer present is sometimes visible, but predominant is the use of "Arizona flagstone" remnants of these buildings to define spaces, walls and landscape features.

Regulations: Section 304.H.i of the Town of Jerome Zoning Ordinance says under the Review Criteria that; *"Garages, carports and sheds shall be visually compatible with buildings, structures and places to which they are visually related."*



View of the park area prior to the slide which removed much of the built environment in this area. The Community Garden area is highlighted in orange.

Source: Sanborn fire risk maps, 1917



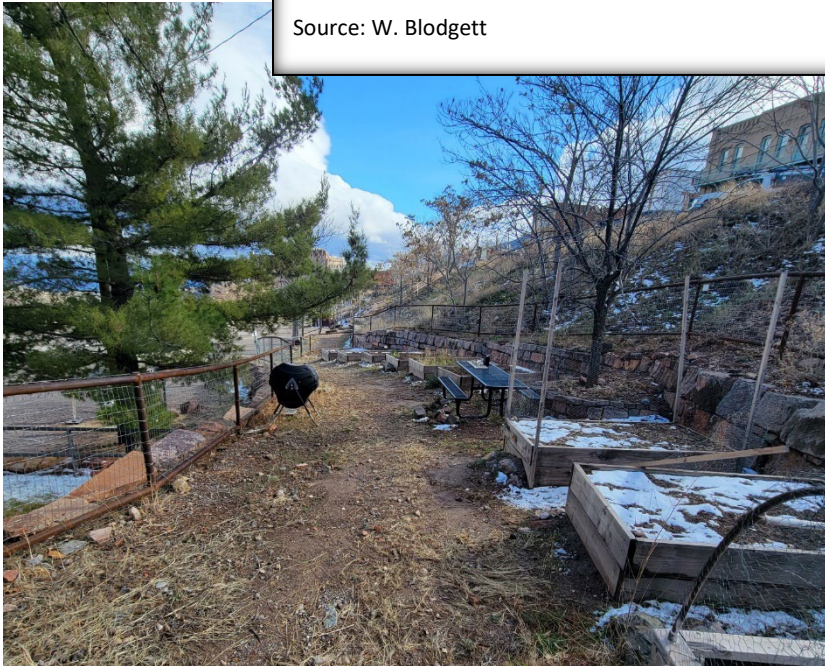
Aerial view of the Community Garden area (Outlined in orange) located at 301 Hull Avenue.

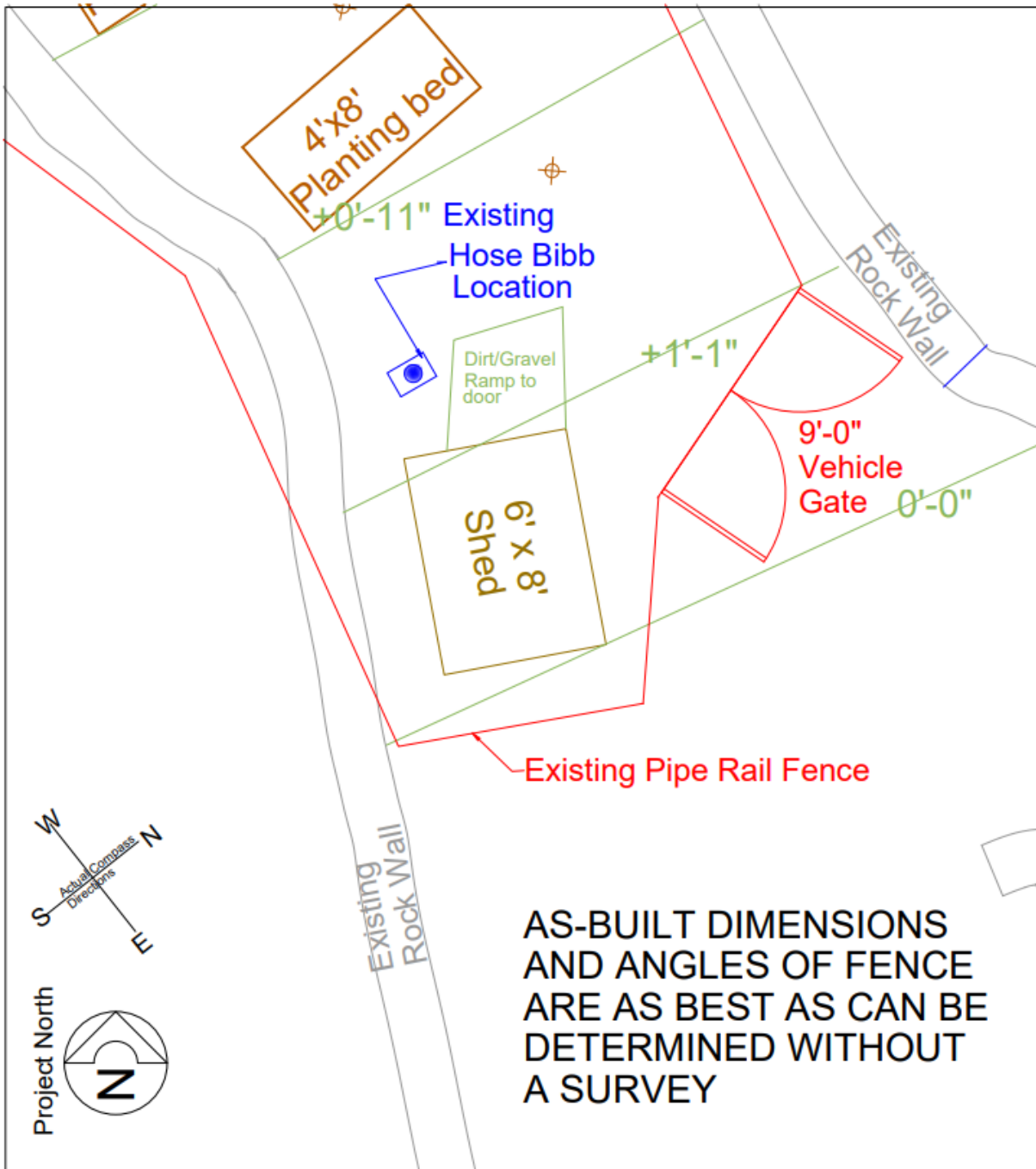
Source: Google Earth



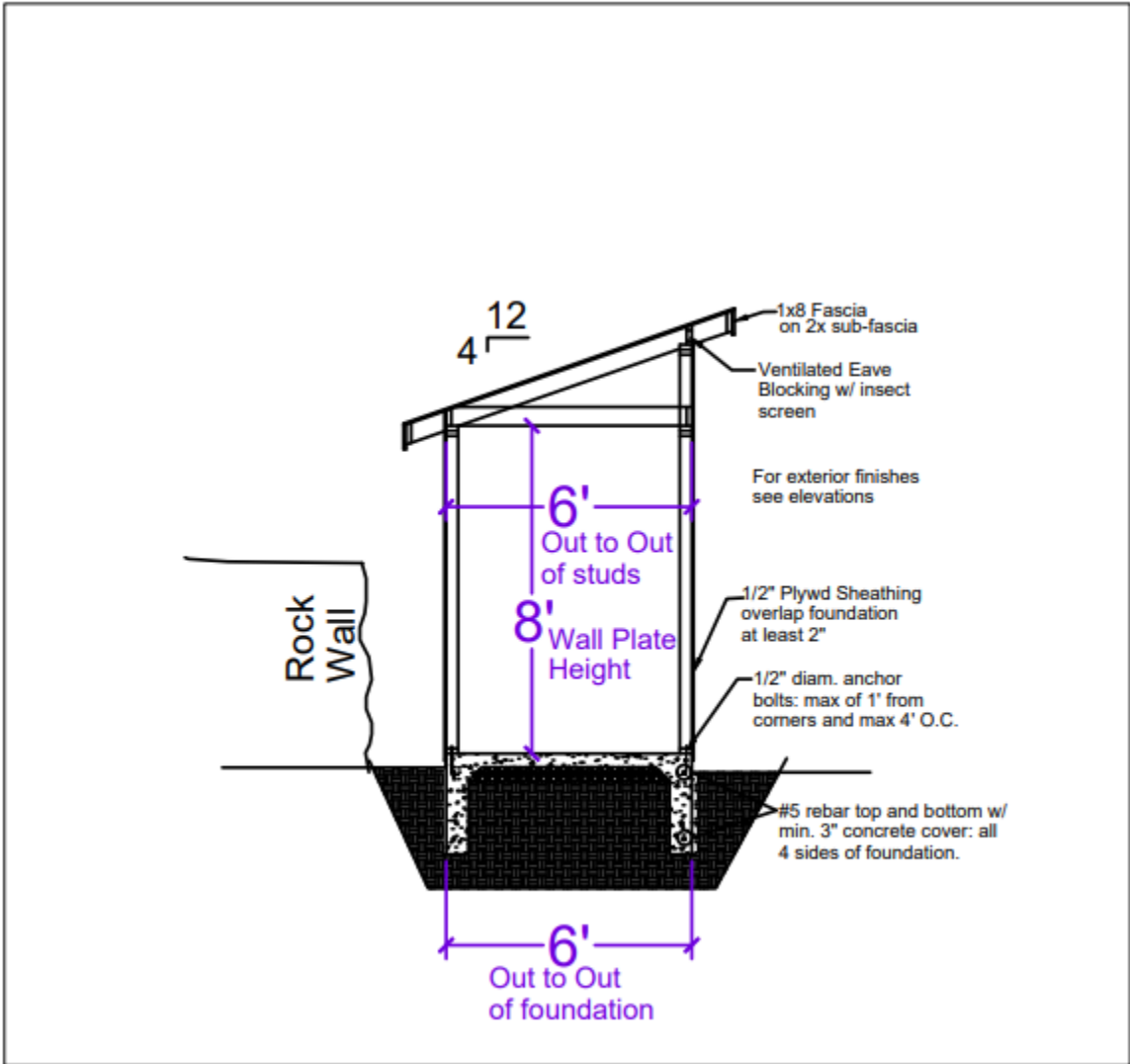
Two views of the community garden, (top) the first from the entrance looking northwest, (bottom) the second from the western end of the garden looking east.

Source: W. Blodgett

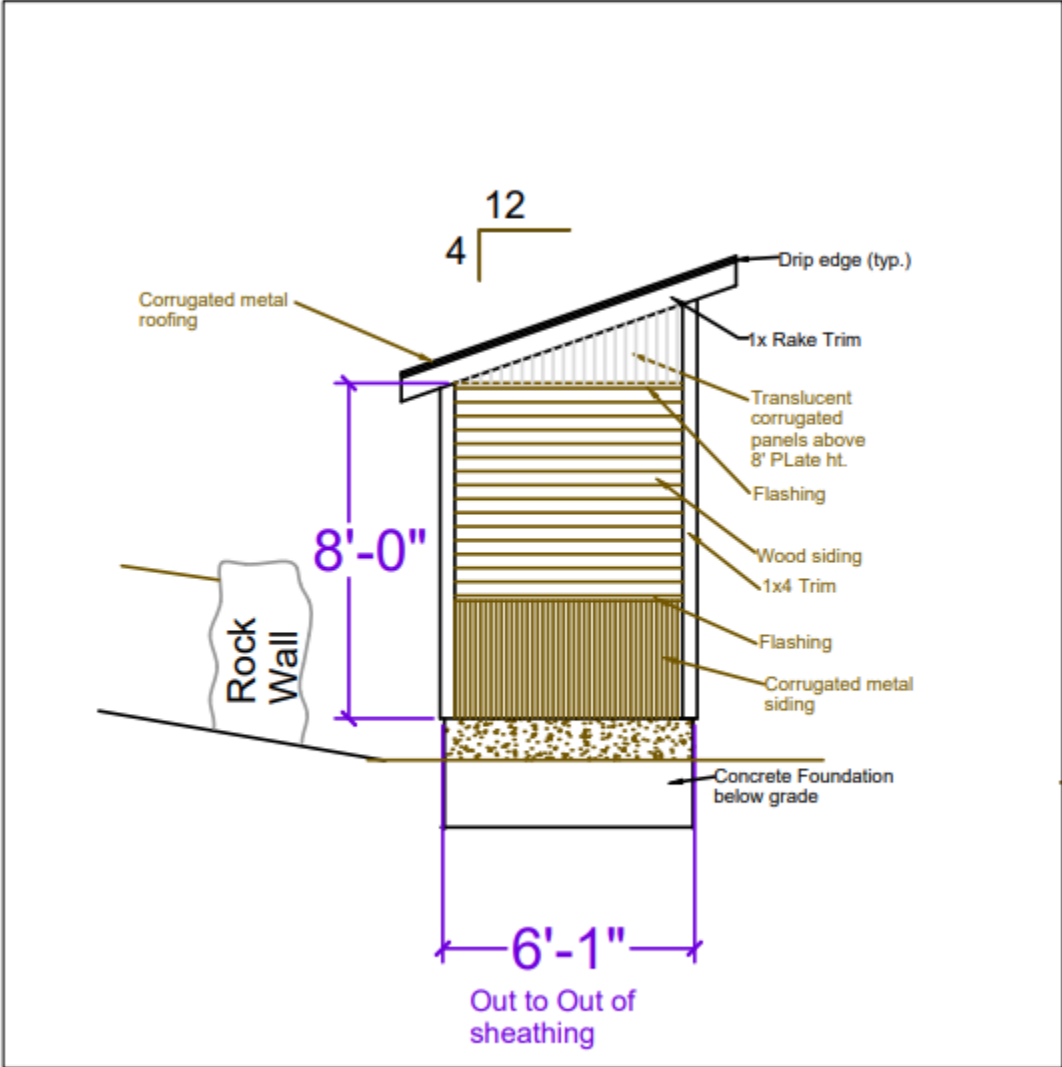




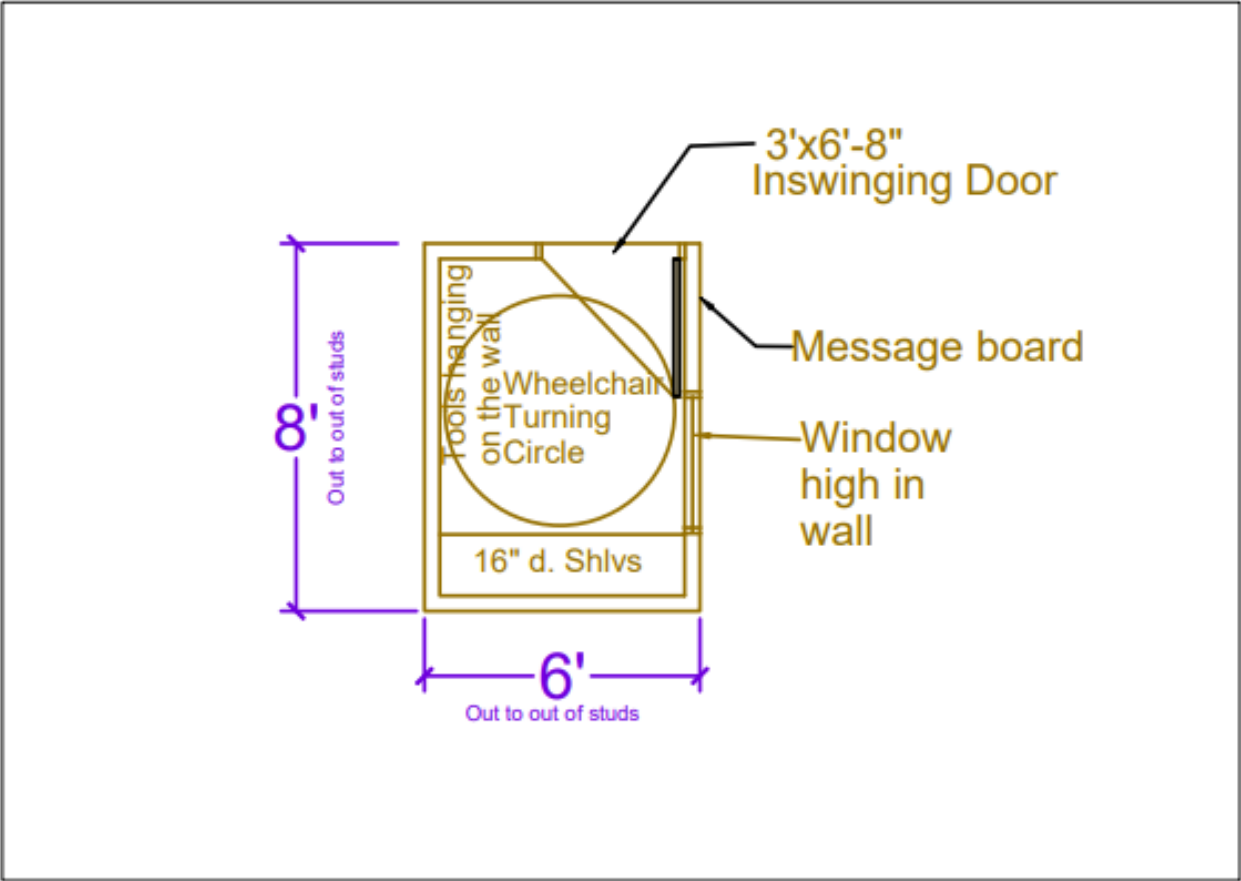
Jerome Community Garden Proposed Shed Option A Site Plan



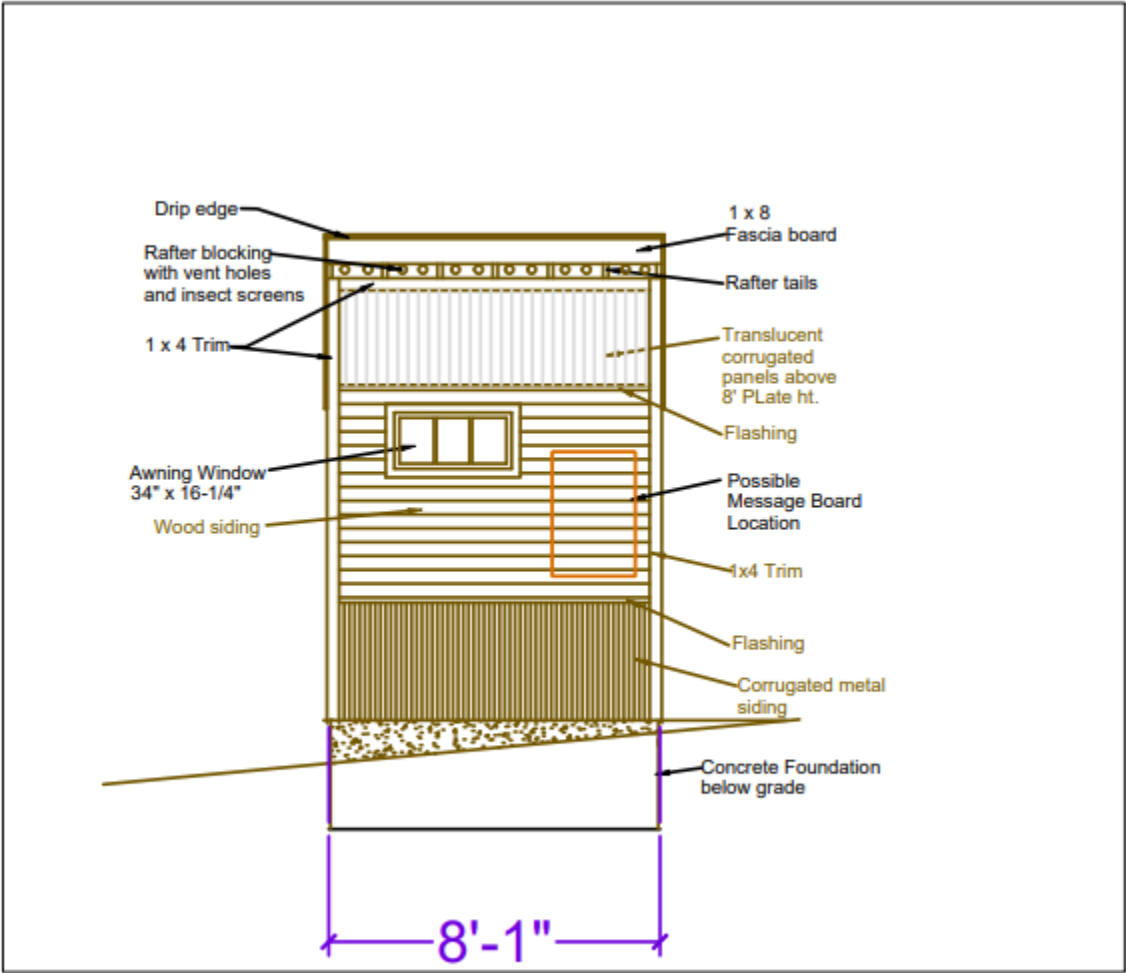
SHED SECTION



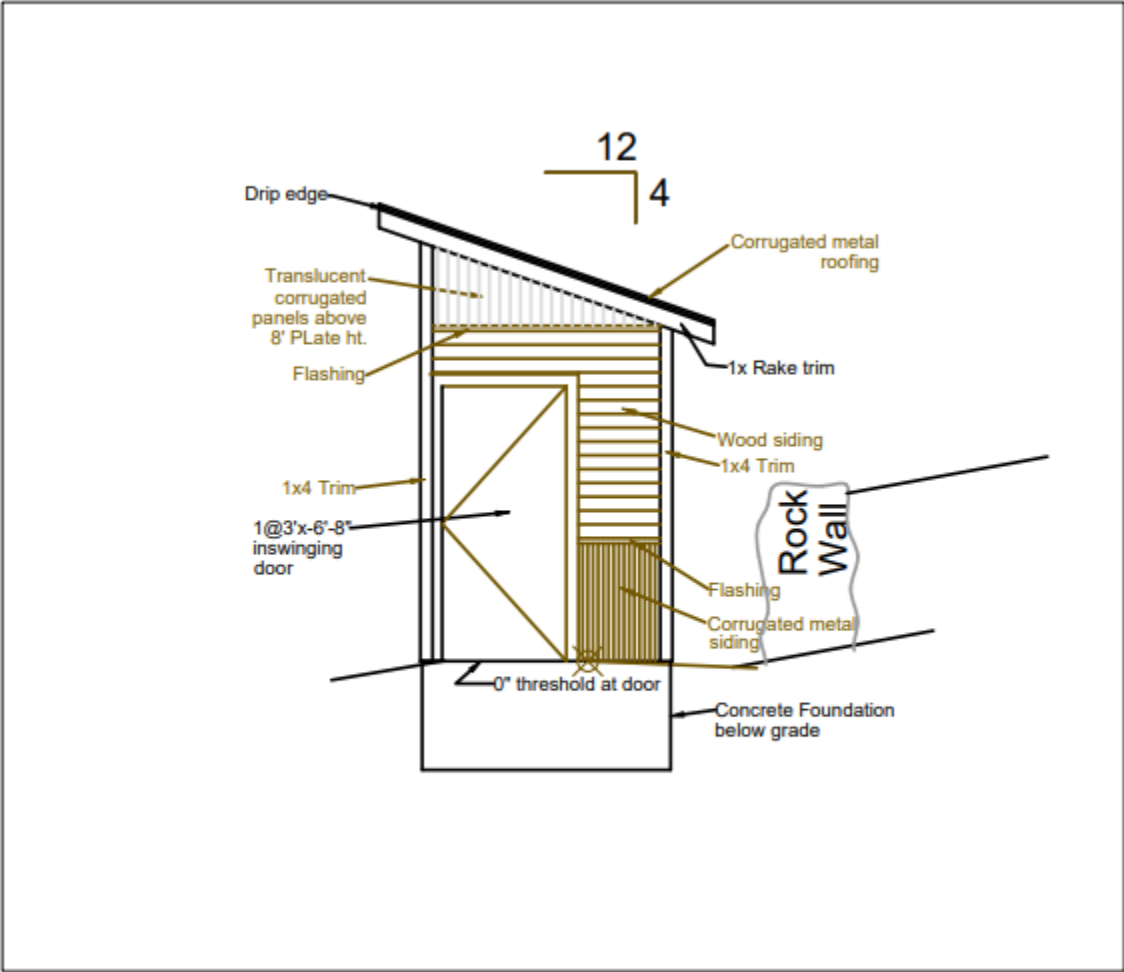
SOUTH ELEVATION



SHED PLAN



EAST ELEVATION



NORTH ELEVATION

Application & Related Information



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
 Design Review \$25 to \$500
 Conditional Use Permit (CUP) \$500
 Demolition \$50/\$200
 Signage/Awning \$50
 Paint/Roofing \$25
 Time Extension \$25 to \$200
 Other: _____
 Other: _____

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

Applicant: <u>Town of Jerome</u>	Owner: <u>TOJ</u>
Applicant mailing address: <u>PO Box 335</u>	Property owner mailing address:
<u>Jerome AZ 86331</u>	<u>PO Box 335, Jerome AZ</u>
Applicant role/title: <u>Council Member TOJ</u>	
Applicant phone: <u>928-634-7943</u>	Owner phone: <u>928-634-7943</u>
Applicant email: <u>w.blodgett@jerome.az.gov</u>	Owner email:
Project address:	Parcel number:
Describe project: <u>Install Prefabricated 4'x8' shed in community garden. Specs attached.</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: Sage Q. Hawley Date: 12-19-22
Council member
 Property Owner Signature: _____ Date: _____

For Town Use Only	
Received from: _____	Date: _____
Received the sum of \$ _____ as: <input type="checkbox"/> Check No. _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	
By: _____	For: _____
Tentative Meeting Date/s - DRB: _____	P&Z: _____

