



TOWN OF JEROME

Post Office Box 335, Jerome, Arizona 86331
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Zoning Administrator Analysis Planning & Zoning Commission Tuesday, May 19, 2026

Item :

Location: 896 Hampshire Avenue
Applicant/Owner: Pathway Real Estate Investments LLC
Zone: R2
APN: 401-11-005A
Prepared by: Will Blodgett, Zoning Administrator
Recommendation: Discussion/possible action

Background and Summary: The Applicant, Pathway Real Estate Investments LLC. Is requesting approval to add three bedrooms to the 5-bedroom single-family residence at 896 Hampshire. This would include the addition of windows that are required by code to serve as emergency egress. The drawing for these changes are provided within this analysis.

Building Background: 896 Hampshire Avenue is recorded by Yavapai County as having been built as a split-level Single-Family residence in 2009. The property is not contributing to the National Historic Landmark status for the Town of Jerome, but 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: 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.

SECTION 506. “R-2” ZONE, SINGLE- AND TWO-FAMILY RESIDENTIAL

A. PURPOSE

This district is intended to fulfill the need for medium density residential development regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of single- and two-family homes, together with required recreational, religious, and educational facilities.

B. PERMITTED USES

1. One (1) single-family dwelling or one (1) two-family dwelling or one (1) modular home per lot. Mobile homes are prohibited.
2. Customary accessory uses and buildings, provided such uses are incidental to the principal use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
4. Publicly owned and operated parks and recreation areas and centers.
5. Home occupations.

Response: The owner of 896 Hampshire, currently a 5-Bedroom single-family dwelling that is located within the R-2 Zoned strip of Hampshire. The owner desires to add 3 additional Bedrooms by removing the current living room area on the top floor. Each new Bedroom will require by code, a window that can act as emergency egress. The addition of three bedrooms would not increase the number of legal dwelling units as the required kitchen aspect that partly defines a dwelling unit is not changing, keeping the existing Single-Family use. The TOJ Zoning Ordinance does not place a limit or restriction upon the number of bedrooms within a dwelling unit. The regulations within the Ordinance limit the number of dwelling units allowed within a structure. This use is defined as:

Dwelling - a building portion thereof designed exclusively for residential purposes, including one-family, two-family, three-family and multiple dwellings; but not including hotels, fraternity and sorority houses, rest homes and nursing homes, or child care nurseries.

Dwelling, One-Family - a detached building designed exclusively for occupancy by or occupied by one (1) family for residential purposes.

KEY NOTES

- ① EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODED (LIVABLE)
- ② EXISTING 3 CAR GARAGE TO REMAIN INTACT (NON-LIVABLE)
- ③ EXISTING FRONT PORCH TO REMAIN INTACT (NON-LIVABLE)
- ④ EXISTING REAR PORCH TO REMAIN INTACT (NON-LIVABLE)
- ⑤ EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODED (LIVABLE)



896 Hampshire Avenue (401-11-005A) in Red.

Source: Yavapai County GIS

PROPERTY DESCRIPTION

OWNER'S INFORMATION: PATHWAY REAL ESTATE INVESTMENTS LLC

PROPERTY ADDRESS: 896 HAMPSHIRE AVE JEROME, AZ 86331

PARCEL# (APN): 401-11-005A

LOT SIZE: 5,000 SQ. FT
LOT COVERAGE: 58.36% MAX COVERAGE: 60%

PROPERTY INFORMATION:
SECTION TOWNSHIP RANGE: S23 T16N R02E
JURISDICTION: CITY OF JEROME ZONING: R-2
LOT#: 08

CONSTRUCTION YEAR: 2026

PROJECT DESCRIPTION:
NEW INTERIOR REMODEL TO DIVIDE EXISTING LIVING ROOM TO 4 NE
BEDROOMS & CREATE A HALF BATH TO FULL BATH

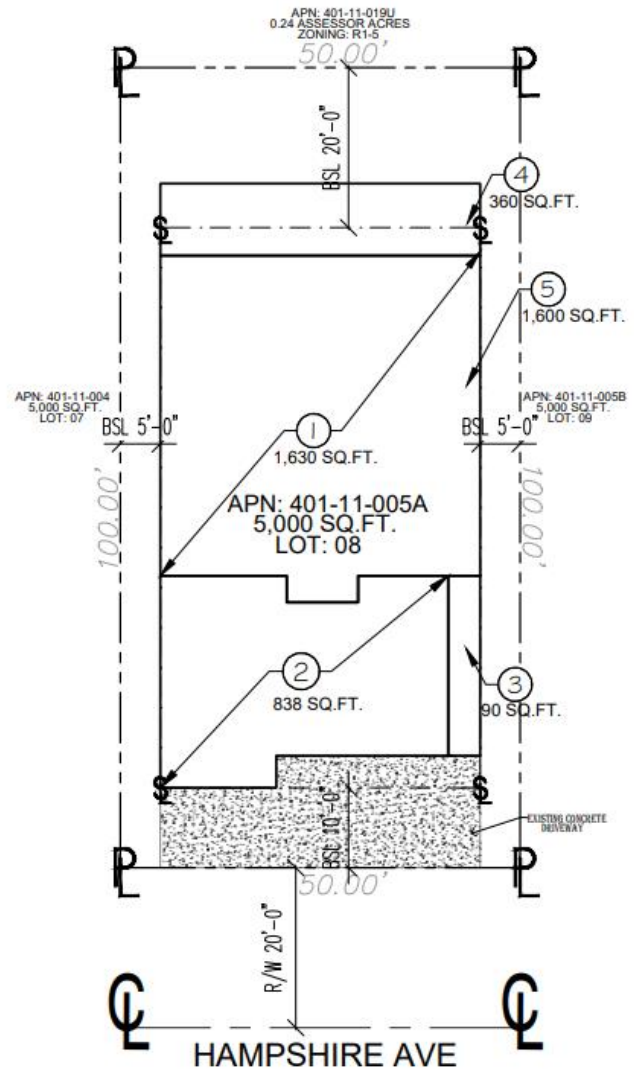
LIVABLE AREA

1. EXISTING MAIN RESIDENCE (1ST FLOOR) TO BE REMODELED (NEW 5 BEDROOMS)	1,630	SQ. F
5. EXISTING MAIN RESIDENCE (2ND FLOOR) TO BE REMODELED (FULL BATH)	1,600	SQ. F
IN TOTAL (LIVABLE):	3,230	SQ. F

NON-LIVABLE AREA

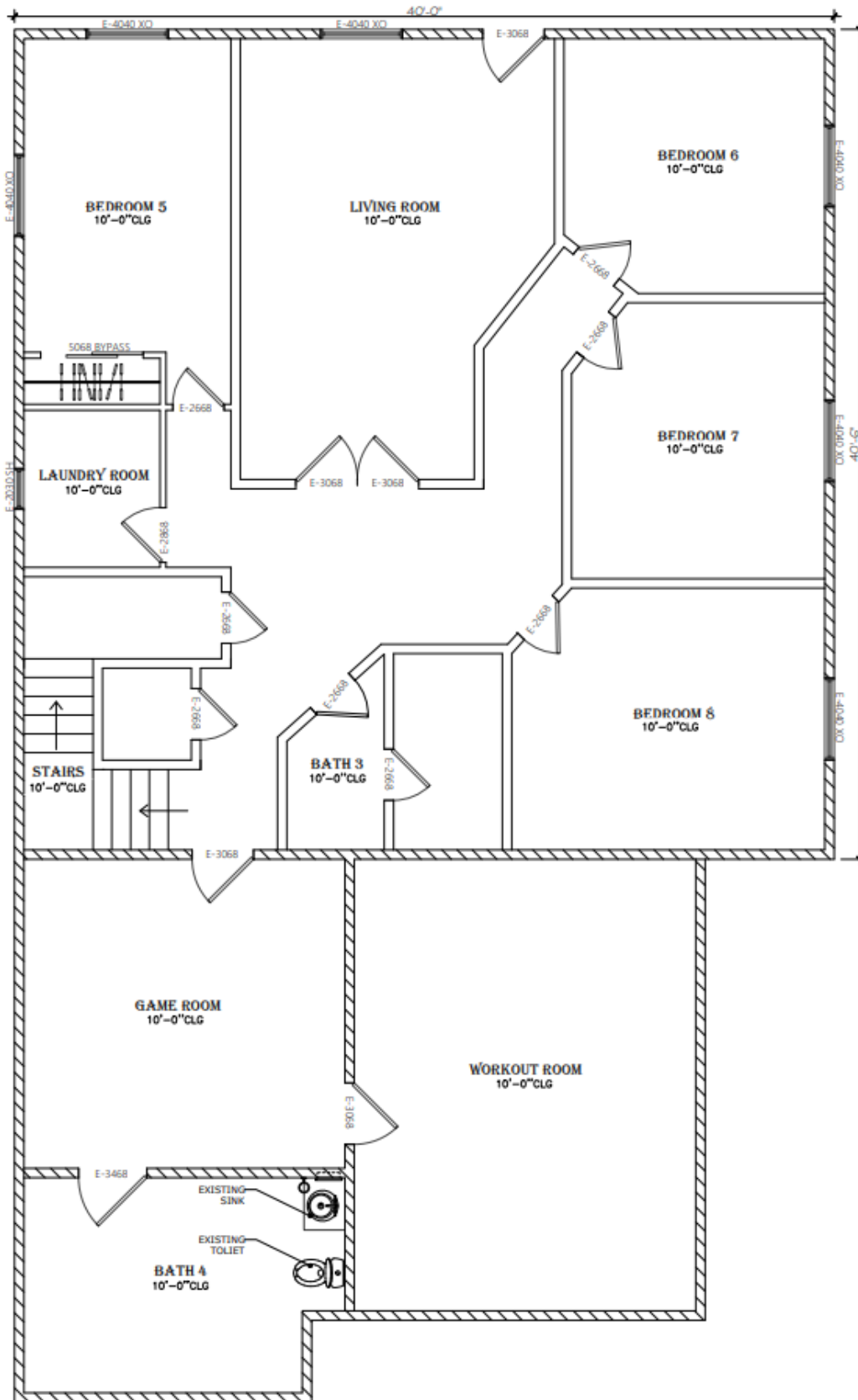
2. EXISTING 3 CAR GARAGE TO REMAIN INTACT	838	SQ. F
3. EXISTING FRONT PORCH TO REMAIN INTACT	90	SQ. F
4. EXISTING REAR PORCH TO REMAIN INTACT	360	SQ. F
IN TOTAL (NON-LIVABLE):	1,288	SQ. F

TOTAL (LIVABLE + NON-LIVABLE) : 4,518 SQ. F
TOTAL (LIVABLE + NON-LIVABLE) LOT COVERAGE : 2,918 SQ. F

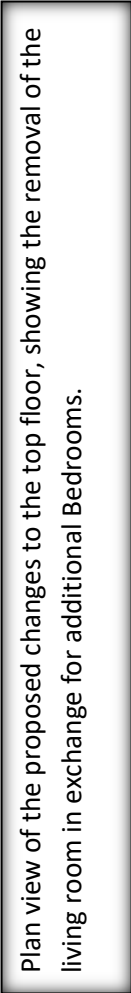


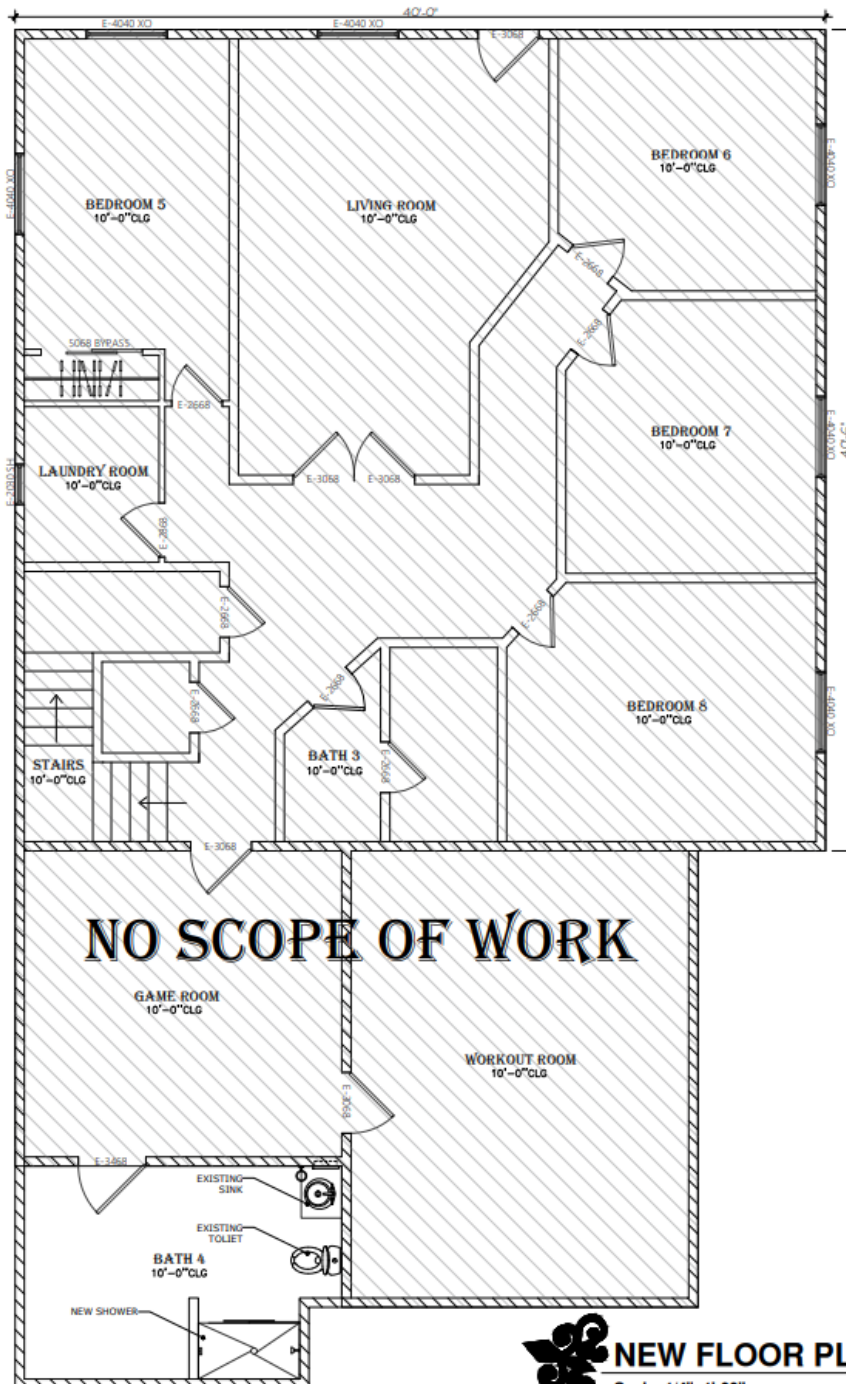
Property description information (left) and a site-plan showing the placement of the existing structure on the parcel.





Plan view of the Existing downstairs of 896 Hampshire. This floor layout is not changing.





Plan view of the bottom floor, where only an additional shower is being added to an existing bathroom.



NEW FLOOR PLAN

Scale: 1/4" = 1'-00"



Application & Related Information

