



# TOWN OF JEROME

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

## Zoning Administrator Analysis Planning & Zoning Commission

**Item :** 3  
**Location:** 211 Mine Road  
**Applicant/Owner:** Lori Riley  
**Zone:** AR/R1-5  
**APN:** 401-11-019T  
**Prepared by:** Will Blodgett, Zoning Administrator  
**Recommendation:** Discussion/possible action

**Background and Summary:** The Applicant, Lori Riley, is proposing to expand an existing second level porch as part of the installation of a wheelchair elevator or lift to increase accessibility for a disabled family member. The installation of the lift will require additional porch space on the second floor that will provide access to a sliding door that can easily accommodate wheelchairs.

**Building Background:** The existing building is currently a workshop and office space that is not a legal dwelling unit. The building is a customized prefabricated building and not a historic building that is on or contributing to the national register of historic places or the Town's historic landmark status.

**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.

**Response:** The Town of Jerome Zoning Ordinance states that accessory buildings in the R1-5 shall not be used for Human habitation, and the work space in question is not a legal dwelling unit. The changes to the building required for this project do include structural changes, such as the additional covered decking and the addition of a sliding door in place of an existing window. The most significant change is the additional of a "Ram" brand elevator or lift that will allow access to the top floor of the office space via wheelchair. Increased accessibility projects such as this are generally strongly supported by the Town of Jerome. Details of the elevator lift are contained toward the end of this review.



**Top:** Aerial View of the property at 211 Mine Road. The structure for this project and review is designated in the exhibit.

Source: Google Earth

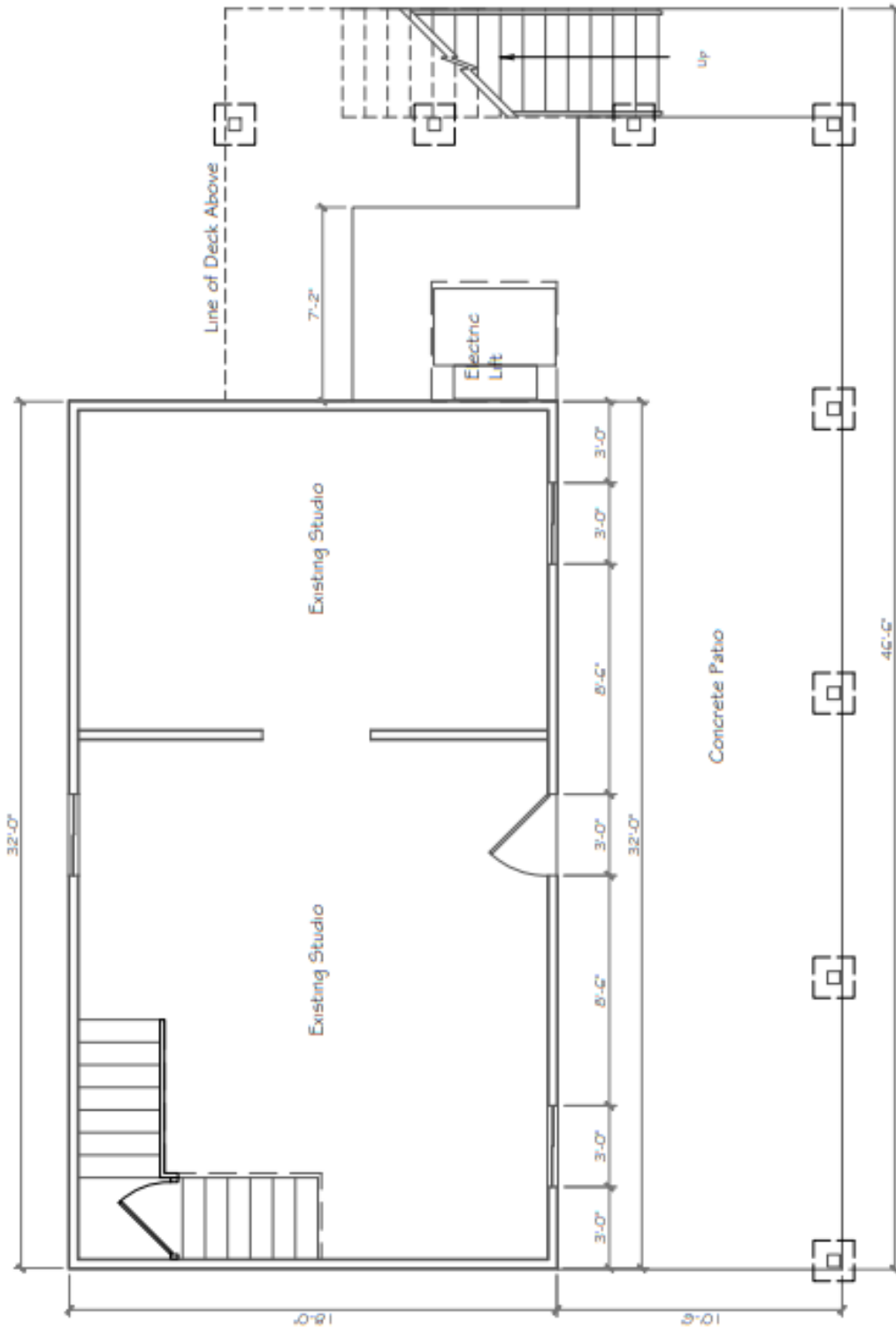


**Top:** Front elevation view of the workspace structure at 211 Mine Road. The middle window is intended to be replaced with a sliding-door.

Source: L. Riley

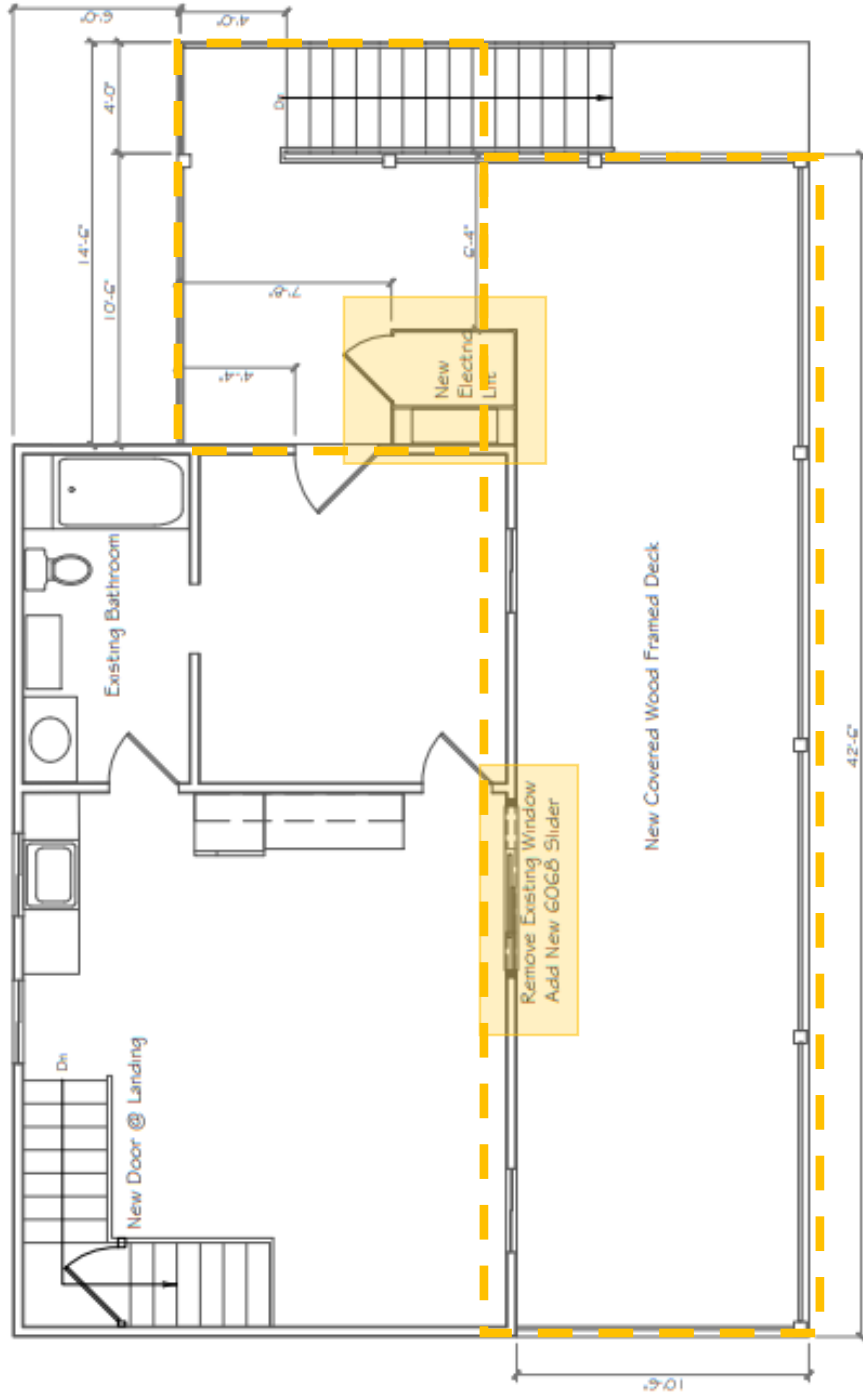


**Top:** Front and north elevation view of the workspace structure at 211 Mine Road. This angle shows the decking which will be extended to wrap around the front façade.



**Top:** First floor Plans of the office / workspace, that show changes to the deck and stairway footprint to accommodate the addition of a lift.

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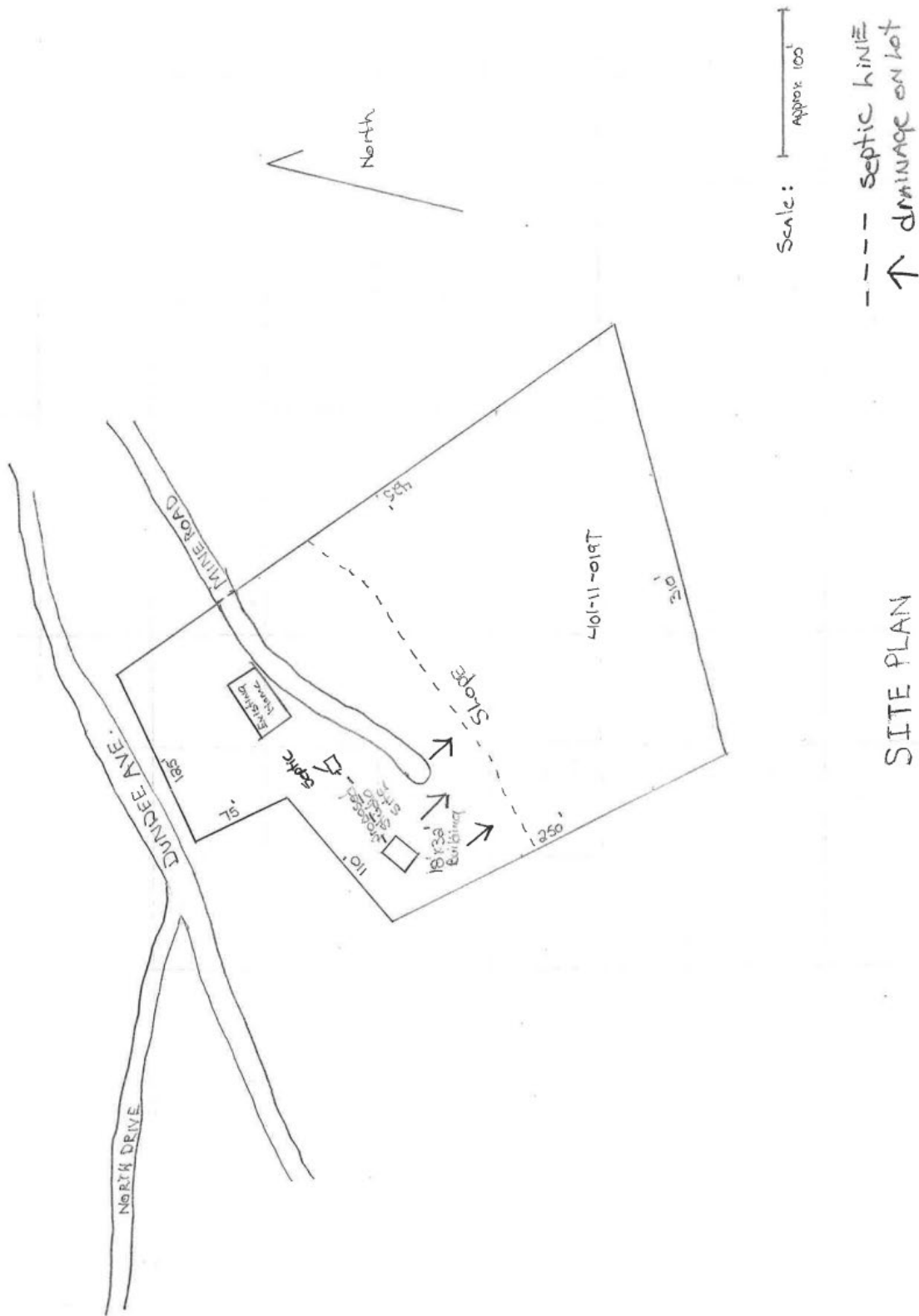
**Top:** Second floor plans show the new covered deck and electric lift access as well as the new slider door that will provide wheelchair access.



**Top:** Front elevation showing the new deck addition and the covering for the deck. Note the sliding door that replaces the middle window on the second floor.

**Bottom:** Right side elevation showing the continuation of the wrap-around porch as well as placement of the lift.





SITE PLAN

**Top:** Sketch-map of the property showing the structure in relation to slope, septic and the road / driveway.

# THE HIGHLIGHTS

## IDEAL FOR:



Private  
Residence



Indoor  
Use



Outdoor  
Use



Wheelchairs

## LIFTING CAPACITY:

**750 LBS**

## TRAVEL SPEED:

**8 FT/MIN**

## TRAVEL DISTANCE:

**UP TO 14 FT**

## ENTRANCE/EXIT POINTS:

**in-out same side, straight  
through, adjacent**

## MAX PLATFORM SIZE:

**W42" x L60"  
(18 square feet)**

## CUSTOMIZATION:

**custom colours, trim, handrail,  
push button and entrance  
safety devices are available.  
Trus-T-Lifts can also be  
custom built to accommodate  
three-stops and/or atypical  
platform sizes to best meet  
your unique needs.**



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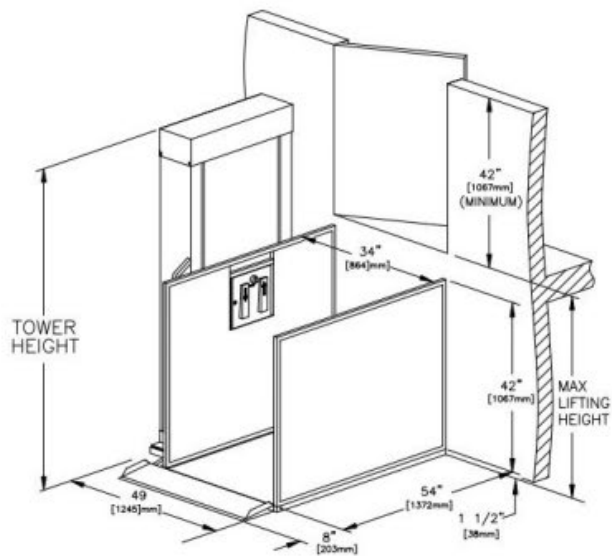


## Sizing

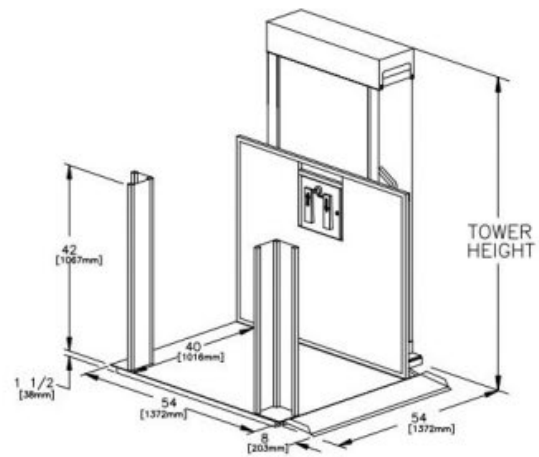
|                         | Platform Size | Total Footprint (with tower) | Tower Heights  |              |
|-------------------------|---------------|------------------------------|----------------|--------------|
|                         |               |                              | Lifting Height | Tower Height |
| Straight Through Access | W34" x L54"   | W49" x L54"                  | 28"            | 50.5"        |
|                         |               |                              | 52"            | 74.5"        |
|                         |               |                              | 72"            | 94.5"        |
| Adjacent Access         | W40" x L54"   | W54" x L54"                  | 96"            | 120.5"       |
|                         |               |                              | 120"           | 144.5"       |
|                         |               |                              | 144"           | 168.5"       |
|                         |               |                              | 168"           | 192.5"       |

\*Custom platform sizes available upon request.

Straight Through Access



Adjacent Access



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1-800-563-4382



# KEY FEATURES

## Zero-Load Start Design

RAM's patented zero-load-start design allows the motor reach full speed before lifting the load. This unique feature allows for full functionality during extreme weather and extends the life of all power & drive components.

## Soft Touch Paddle

The patented RAM Soft Touch Paddle controls are oversized and responsive, allowing users to get moving with ease.

## Total Customization

Customize your Trus-T-Lift's colours, trim, doors/gate, handrails and more. The lift can also be modified to accommodate three-stops and atypical platform sizes.

## Easy to Install

The Trus-T-Lift comes with easy to manoeuvre components that can be assembled quickly with minimum site preparation.

## All-Electric Drive System **RA**

RAM's field-proven electric drive system is reliable, powerful and whisper-quiet.

Plus, no hydraulic fluid = no harsh smells.

**RA** = RAM Advantage, an essential feature found in all of our products.



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## Superior Reliability

Three tiers of emergency auxiliary power are available for every RAM product:

1. Emergency manual crank (Standard)
2. Battery backup lowering will run the motor in the down direction during a power outage (Optional)
3. Full battery 40-cycle backup that will run the motor with full load for 40 cycles during a power outage (Optional)



## Installation Considerations

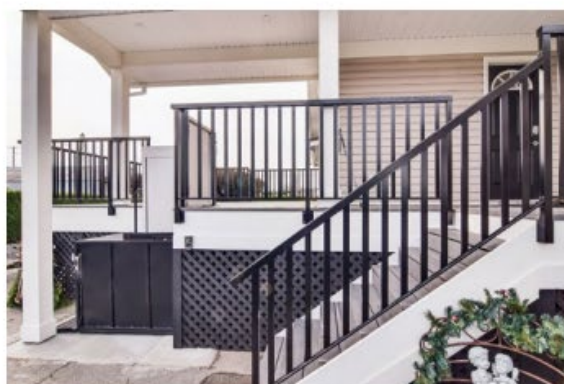
Important things to consider for the installation location:

- Power availability – 15amp, 110V dedicated circuit no more than 8 feet away
- Mounting to a wall – especially for lifts with travel greater than 52in
- For exterior installations a secure footing – typically a concrete pad 5ft x 5ft

## Code Relevance

Designed to meet ASME A18.1, CSA B613 and CSA B355 safety standards when properly equipped.

While RAM VPLs meet national standards, it is imperative to check State/Provincial and Local code requirements before installing to ensure compliance. All State/ Provincial and Local compliance is the responsibility of the purchaser. Some states may require fees for site preparation and permits.



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# Application & Related Information

