



TOWN OF JEROME

POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday November 14, 2016 TIME: 7:00 pm

PLACE: JEROME CIVIC CENTER

600 Clark St., JEROME, ARIZONA 86331

AGENDA

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Design Review Board and to the general public that the Design Review Board will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Design Review Board will attend either in person or by telephone, video or internet conferencing. The Design Review Board may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

ITEM 2: APPROVAL OF MINUTES: Minutes of 09/12/2016

Discussion/Possible Action/ Possible Direction to Staff

ITEM 3: PETITIONS FROM THE PUBLIC – This time is NOT for discussion on Agenda items. Please make comments when that item is on the floor. Please complete a request form with your name and subject and submit to the Chair. When recognized by the Chair, please come to the front and state your name. Please observe the three minute time limit per speaker pursuant to the Town Code. The DRB may not discuss or take action on any comments under this agenda item other than to ask questions.

ITEM 4: SIGN FOR GHOST TOWN TOURS

APPLICANT: KENNETH COOPER

ADDRESS: 403 CLARK ST.

OWNER OF RECORD: 1299 PROPERTIES

The applicant asks for review and approval of a new sign.

Discussion/Possible Action/ Possible Direction to Staff

APN: 401-06-152H

ZONE: C-1

ITEM 5: SIGN FOR SMOKIN' JEROMES

APPLICANT: AERON BAILEY

ADDRESS: 403 CLARK ST., B-7

OWNER OF RECORD: 1299 PROPERTIES

The applicant asks for review and approval of a new sign.

Discussion/Possible Action/ Possible Direction to Staff

APN: 401-06-152H

ZONE: C-1

ITEM 6: SIGN FOR GOLDEN HORSE EMPORIUM

APPLICANT: TAMARA PENN

ADDRESS: 407 HULL AVE.

OWNER OF RECORD: PHILIP TOVREA

The applicant asks for review and approval of a new sign.

Discussion/Possible Action/ Possible Direction to Staff

APN: 401-06-017

ZONE: C-1

ITEM 7: ADD CARPORT

APPLICANT: JOAN EVANS

ADDRESS: 101 JUAREZ ST.

OWNER OF RECORD: ABOVE

The applicant asks for review and approval of a new carport.

APN: 401-07-182

ZONE: R1-5

TOWN OF JEROME

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(928) 634-7943 FAX (928) 634-0715

Discussion/Possible Action/ Possible Direction to Staff

ITEM 8: REVISE EXTERIOR REMODEL

APPLICANT: HUNTER BACHRACH & CHARLOTTE PAGE

APN: 401-06-135A

ADDRESS: 38 RICH ST.

ZONE: C-1

OWNER OF RECORD: ABOVE

The applicant asks for review and approval repairs/alternations to exterior.

Discussion/Possible Action/ Possible Direction to Staff

ITEM 9: FUTURE AGENDA ITEMS

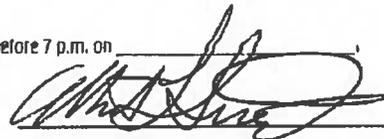
The Board will direct staff to schedule future agenda items to be considered by the Commission, if desired. No specific properties, individuals, or situations may be discussed, only general topics may be suggested.

Discussion/Possible Direction to Staff Only

ITEM 10: ADJOURNMENT

The undersigned hereby certifies that this notice and agenda was posted at the following locations on or before 7 p.m. on _____

301 Main Street, second floor, exterior posting case
970 Gulch Road, side of Gulch Fire station, exterior posting case
600 Clark Street, Jerome Town Hall, exterior posting case
120 Main Street, Jerome Post Office, interior posting case



Albert L. Sengstock, Zoning Administrator, Attest

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the Deputy Town Clerk Joni Savage at (928) 637-7943. Requests should be made as early as possible to allow sufficient time to make arrangements. Anyone needing clarification on a DRB agenda item may call Jerome Town Hall at (928) 634-7943 and ask to speak with Al Sengstock, Planning & Zoning Administrator and Historic Preservation Officer.



TOWN OF JEROME

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(928) 634-7943 FAX (928) 634-0715

REGULAR MEETING OF THE TOWN OF JEROME

DESIGN REVIEW BOARD

DATE: Monday, September 12, 2016 TIME: 7:00 p.m.

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Design Review Board and to the general public that the Design Review Board will hold the above meeting in Council Chambers at Jerome Town Hall. Members of the Design Review Board will attend either in person or by telephone, video or internet conferencing. The Design Review Board may recess the public meeting and convene in Executive Session for the purpose of discussion or consultation for legal advice with the Town Attorney, who may participate telephonically, regarding any item listed on this agenda pursuant to A.R.S. § 38-431.03 (A)(3).

ITEM 1: CALL TO ORDER/ROLL CALL

The meeting was called to order by Chair Steve Pontious at 7:01 p.m.

Albert Sengstock, Zoning Administrator, called roll. Present were Chair Pontious, Brice Wood, and John Schroeder. Mike Parry was absent. Vice Chair Mark Venker arrived at 7:04 p.m.

Staff present were Albert Sengstock, Zoning Administrator (via internet); and Jennifer Julian, Minute Taker.

ITEM 2: APPROVAL OF MINUTES: Minutes of May 9, 2016

Mr. Schroeder moved to approve the minutes of May 9, 2016 as presented. Mr. Wood seconded. The motion passed unanimously.

ITEM 3: PETITIONS FROM THE PUBLIC

There were no petitions from the public.

ITEM 4: REPLACE ROOFING MATERIAL

APPLICANT: JACQUELINE BABBAGE

APN: 401-07-180

ADDRESS: 100 HOLLY AVE

ZONE: R-15

OWNER OF RECORD: ABOVE

The applicant asks for review and approval of a new roof for her house.

Mr. Sengstock presented the item. The materials are in keeping with the neighborhood and he recommended approval.

Mr. Schroeder said that according to the previous owner, the roof had been shingled prior to the current metal roof.

Mr. Pontious moved to approve the item. Mr. Wood seconded. All in favor and the motion passed unanimously.

ITEM 5: FUTURE AGENDA ITEMS

(Mr. Venker arrived.)

Mr. Wood wanted to consider the proliferation of signs around town. He wondered if anything could be done to encourage thinning them out.

Mr. Sengstock said that he did a sign inventory and found that many of the signs had been approved. He has had four signs removed. If there are particular signs of concern, provide him a list and he will research them.

Mr. Pontious asked if Mr. Sengstock has a total number of approved signs. Mr. Sengstock said he does not. The sign code is very simple: each business is allowed two signs. Even in a retail space with several businesses, each business is allowed two signs. He is glad to see no one has abused that.



TOWN OF JEROME

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Mr. Pontious requested an update on unsafe buildings. Mr. Sengstock said in his opinion, historic buildings should be boarded up to protect them from water and preserve the historical character. He explained that some communities have a "board up code" requiring the boards used to be removable and the same color as the house. However, that is not what has been done in Jerome. If it were done, there are currently four or five properties in town that would become a code enforcement issue. Doing something like this would be a new direction for Jerome.

Mr. Wood asked if there is a list of the derelict buildings and their owners. Mr. Sengstock said yes, and referred to two specific properties that are in violation of code. While he has been in communication with the owners, he hasn't been able to get anything done nor has he pulled the trigger on a code enforcement. He explained that there are some homes in Town that are occupied and historic but would never qualify as safe buildings based on the building code.

Mr. Schroeder asked about a specific property that had been approved for demolition. How long does the owner have to complete the demolition and clearing of the site? Mr. Sengstock said that he will contact the owner to make sure the work continues.

ITEM 6: ADJOURNMENT

Mr. Pontious made a motion to adjourn. It was seconded by Mr. Wood. The motion carried unanimously and the meeting adjourned at 7:11p.m.

Approval on next page.



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REGULAR MEETING OF THE TOWN OF JEROME DESIGN REVIEW BOARD

DATE: Monday, September 12, 2016 TIME: 7:00 pm

PLACE: **JEROME CIVIC CENTER**

600 Clark St., JEROME, ARIZONA 86331

MINUTES

Respectfully submitted by Jennifer Julian on November 14, 2016.

Approved: _____ Date: _____
Design Review Board Chair

Attest: _____ Date: _____
Design Review Board Vice Chair

ZA DRB Review/Analysis

Al Sengstock, Zoning Administrator

11/14/2016

ITEM 4: SIGN FOR GHOST TOWN TOURS

APPLICANT: KENNETH COOPER

ADDRESS: 403 CLARK ST.

APN: 401-06-152H

ZONE: C-1

The applicant is asking for two wall-mounted signs

ZA Analysis:

This sign design was approved previously at another address. The proposed locations are permitted within the Zoning Ordinance. I recommend approval.

ITEM 5: SIGN FOR SMOKIN' JEROMES

APPLICANT: AERON BAILEY

ADDRESS: 403 CLARK ST., B-7

OWNER OF RECORD: 1299 PROPERTIES

APN: 401-06-152H

ZONE: C-1

ZA Analysis: This sign meets all zoning standards, and blends in nicely with the other signs, and the commercial neighborhood as a whole. I recommend approval.

ITEM 6: SIGN FOR GOLDEN HORSE EMPORIUM

APPLICANT: TAMARA PENN

ADDRESS: 407 HULL AVE.

OWNER OF RECORD: PHILIP TOVREA

APN: 401-06-017

ZONE: C-1

The applicant asks for review and approval of a new sign.

ZA Analysis:

The proposed sign design fits in with the Town and commercial neighborhood, and meets all zoning requirements. I recommend approval.

ITEM 7: ADD CARPORT

APPLICANT: JOAN EVANS

ADDRESS: 101 JUAREZ ST.

OWNER OF RECORD: ABOVE

APN: 401-07-182

ZONE: R1-5

The applicant asks for review and approval of a new carport.

Zoning Analysis:

The proposed Carport meets all zoning requirements, and is in keeping with the design of the existing structure. I recommend approval.

ITEM 8: REVISE EXTERIOR REMODEL

APPLICANT: HUNTER BACHRACH & CHARLOTTE PAGE

APN: 401-06-135A

ADDRESS: 38 RICH ST.

ZONE: C-1

OWNER OF RECORD: ABOVE

The applicant asks for review and approval repairs/alternations to exterior.

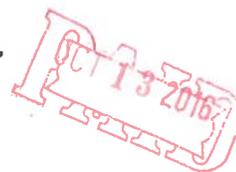
Zoning Analysis:

The requested changes fit in with the design of the current home and neighborhood. This home is not "historic," having been built in the 1990's. I recommend approval.



Founded 1876

TOWN OF JEROME, ARIZONA
POST OFFICE BOX 335, JEROME, ARIZONA 86331
(928) 634-7943 FAX (928) 634-0715
planner@jeromearizona.us



Incorporated 1899

APPLICATION FOR SIGN PERMIT

APPLICANT'S NAME: Kenneth L. Cooper / Ghost Town Tours

MAILING ADDRESS: 403 Clark Street, PO Box 501, Jerome, AZ 86331

TELEPHONE #: 928-634-6118

BUSINESS NAME/ADDRESS/SIGN LOCATION: Ghost Town Tours / 403 Clark Street, Jerome, AZ 86331 / Sign located on front facade

PARCEL #: _____

LETTER FROM OWNER OF BUILDING: YES OR NO (PLEASE CIRCLE ONE)

DIMENSIONS: HEIGHT 33 inches WIDTH 33 inches

MATERIALS: BACKGROUND Metal LETTERING Metal-printed directly onto

COLORS: BACKGROUND Black LETTERING White Sign

SIGN SITE PLAN

: Eight copies, drawn to scale

: Dimensions

: Materials

: Color

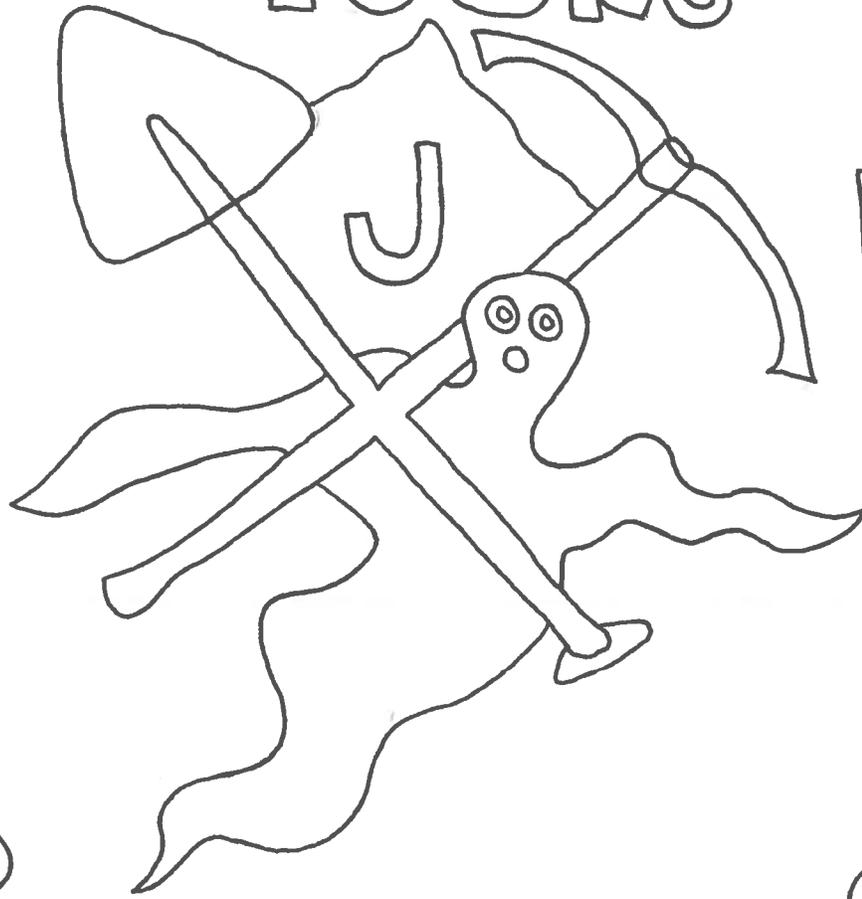
: Lettering

: Location on Building and location of other existing signs

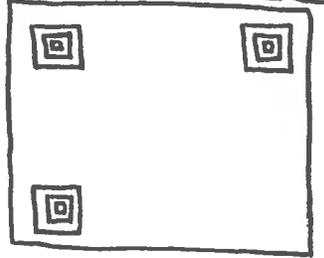
: Lighting of sign

33 inches x 33 inches (actual size)

GHOST TOWN TOURS



EST. 2013

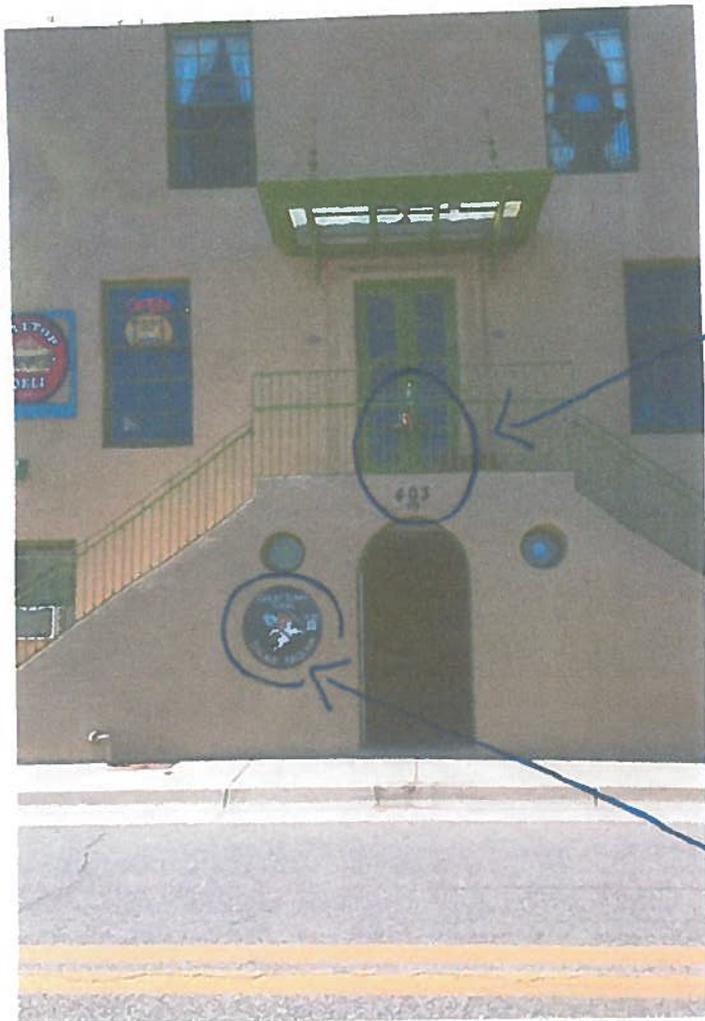


SHERROME, ARIZONA

1/8
Scale

Materials
Background: Metal
Lettering: Metal

Color
Background: Black
Lettering: White

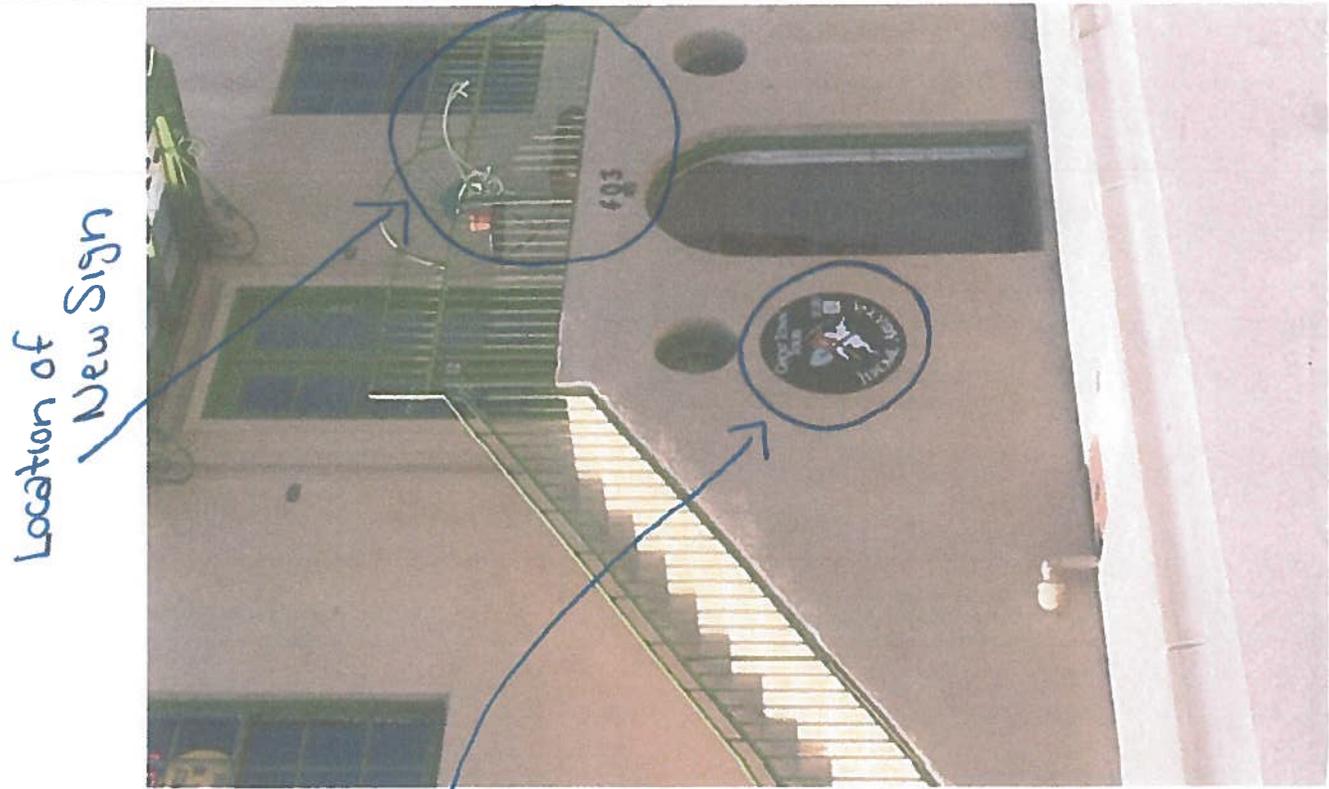
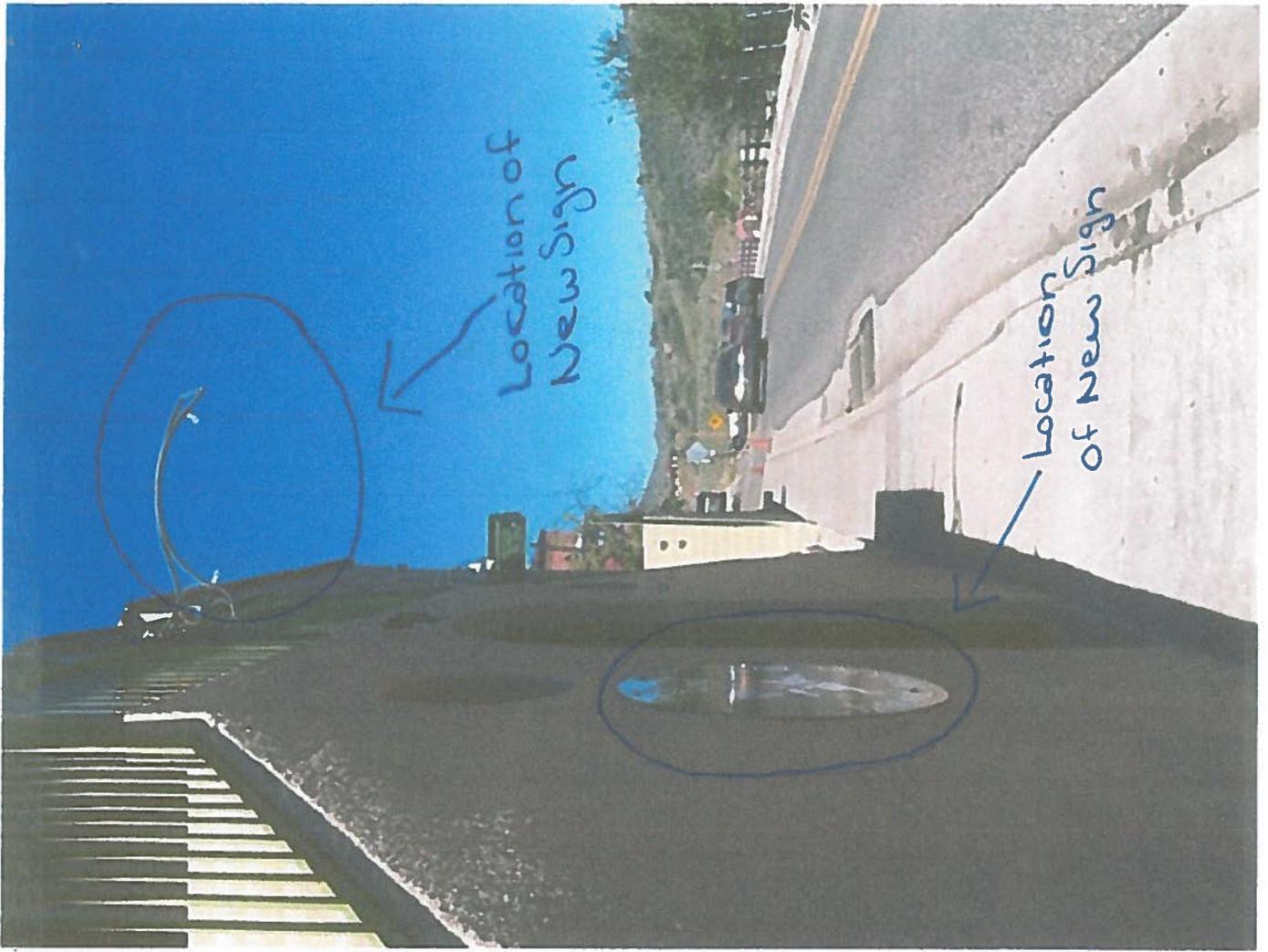


Location of
New Sign

Location of
New Sign

Actual Proposed
Sign





Location of New Sign

**Sign Plans for Sign Permit Application re: 403 Clark Street,
Jerome, AZ 86331**

(8 copies to be submitted with Application to the Zoning Administrator)

- 1. Name and Address of sign owner / sign erector:** Kenneth L. Cooper, Ghost Town Tours, 403 Clark Street, PO Box 501, Jerome, AZ 86331
- 2. Drawing attached as page 2 showing the design, dimensions, color, material and structure of the two requested signs; per town regulations.**
- 3. Photograph of building facade indicating the proposed location of signs and of all other existing signage attached as page 3 and 4.**
- 4. Proposed Method of Lighting:** No method of lighting will be proposed at this time. (If lighting is deemed necessary, an additional amended request will be filed and heard by this panel.)
- 5. A letter from the owner of the building attached as page 5.**
- 6. Any Additional Information:** This sign plan and application are for the request of one hanging sign and one mounted sign for a commercial business located in the commercial zone of Jerome, AZ.
- 7. A Filing Fee of \$25.00 is enclosed with this application.**

Request Dated: 10-17, 2016



Kenneth L. Cooper



TOWN OF JEROME, ARIZONA
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(928) 634-7943 FAX (928) 634-0715
planner@jeromearizona.us

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APPLICATION FOR SIGN PERMIT

APPLICANT'S NAME: Aaron Bailey

MAILING ADDRESS: P.O. Box 425 Jerome, AZ 86331

TELEPHONE #: 928-649-8998

BUSINESS NAME/ADDRESS/SIGN LOCATION: Smokin Jeromes
403 Clark St B-7 Jerome, AZ 86331

PARCEL #: 401-06-152H

LETTER FROM OWNER OF BUILDING: YES OR NO (PLEASE CIRCLE ONE)

DIMENSIONS: HEIGHT 48" WIDTH 48"

MATERIALS: BACKGROUND Copper/Steel LETTERING Arig

COLORS: BACKGROUND Copper/Gray LETTERING Arig

SIGN SITE PLAN

: Eight copies, drawn to scale

: Dimensions

: Materials

: Color

: Lettering

_____ : Location on Building and location of other existing signs

_____ : Lighting of sign

This letter is to inform the Town of Jerome that Aeron Bailey, owner of Puffin Stuff, has presented his sign designs to me for approval. I have agreed with these changes for parcel 401-06-152H.

If you have any questions please call me at 928-351-1040.

Thank you,

John Bartell
1299 Properties, Inc.

JEROME UVX Center
Restaurants • Shops • Residences

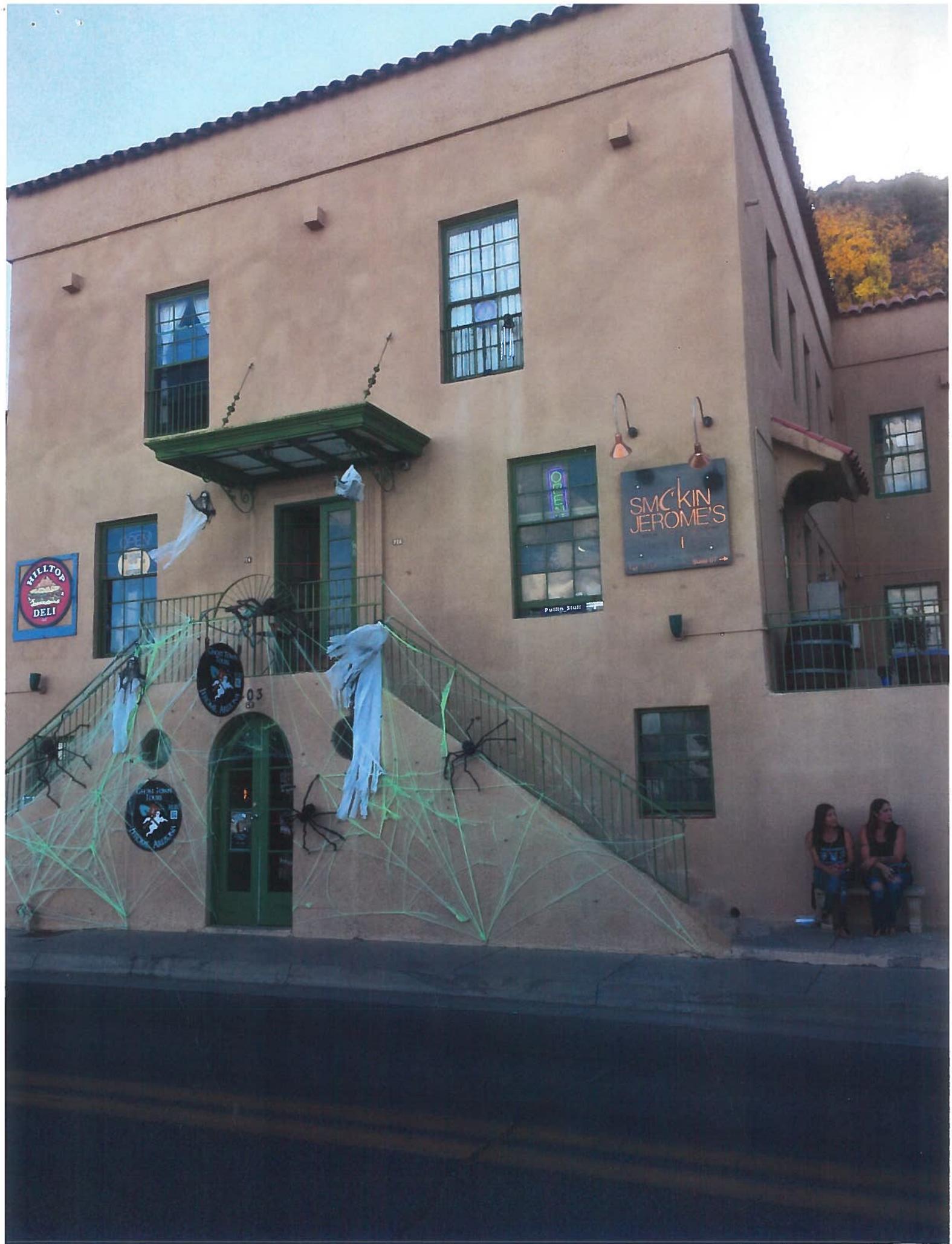
403 Clark Street, Jerome Az 86331



SMCKIN
JEROME'S
EST. 2016
Suite B7 →







HILTOP
DELI

SMCKIN
JEROME'S

OPEN
Puttin' Stuff

03
03

Two people sitting on a bench.

RECEIVED OCT 27 2016



TOWN OF JEROME, ARIZONA
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planner@jeromearizona.us

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APPLICATION FOR SIGN PERMIT

APPLICANT'S NAME: Tamara Penn

MAILING ADDRESS: P.O. Box 763 Jerome, AZ 86331

TELEPHONE #: (480) 302-0215

BUSINESS NAME/ADDRESS/SIGN LOCATION: The Golden Horse Emporium /
407 4th Hull Ave. Jerome, AZ / Front of building, centered
above entrance door

PARCEL #: 401-06-017 (?)

LETTER FROM OWNER OF BUILDING: YES OR NO (PLEASE CIRCLE ONE)

DIMENSIONS: HEIGHT 23 3/4" WIDTH 96"

MATERIALS: BACKGROUND Painted MOD LETTERING Painted MOD

COLORS: BACKGROUND blue/red LETTERING yellow-gold

SIGN SITE PLAN

_____: Eight copies, drawn to scale

_____: Dimensions

_____: Materials

_____: Color

_____: Lettering

_____: Location on Building and location of other existing signs

_____: Lighting of sign

Philip Tovrea
(928) 634-5200

October 27, 2016

Dear Town of Jerome –

I am submitting the materials I have for the Application for Sign Permit.

I have provided eight (8) copies of the proposed sign location (to scale) for you to review.

The sign is already constructed and has been used at my previous location in Carefree, Arizona. It was designed and constructed by Howard Bertram, Bertram Signs in Carefree, Arizona, in business since 1976, responsible for developing many of the eye-catching sign designs in Cave Creek, Carefree and Prescott. His designs include: Bryan's Black Mountain Barbecue, Buffalo Chip Saloon, Red Truck Trading Company, Harold's Corral, English Rose Tea Room, Pink Cadillac, Wild West Pawn, and Cave Creek Cowboy Company to name a few. He has also done the signage for the Sanderson Ford Amphitheater and the two entrances to downtown Carefree. He is a highly-respected artist whose work has created a unique "old-town" feel and has permanently shaped the ambiance of Carefree and Cave Creek. (bertramsigns.com)

I think the sign would look very nice on the building located at 411 Hull Ave. Jerome, Arizona. The colors are appealing, the lettering is legible and inviting, and the overall design would add to the historic buildings along the street.

Philip Tovrea, the owner of the building, has seen the sign in person and has given his approval. Unfortunately I do not have a letter from his at this time, but he can be reached by phone for confirmation.

I hope the person or persons making this decision agree that this sign and future business will be a welcome addition to the downtown Jerome retail district and will enhance the appeal of the retail shopping choices in Jerome.

Respectfully,

Tamara Penn
The Golden Horse Emporium

The Golden Horse Emporium Store Front Sign

Dimensions of Sign -

Length: 96 in.

Width: 19 ½ inches / 23 ¾ inches

Materials -

1/2" MDO Painted store front sign

Color -

Royal Blue, Red, Yellow-Gold, with Black Trim

Lettering -

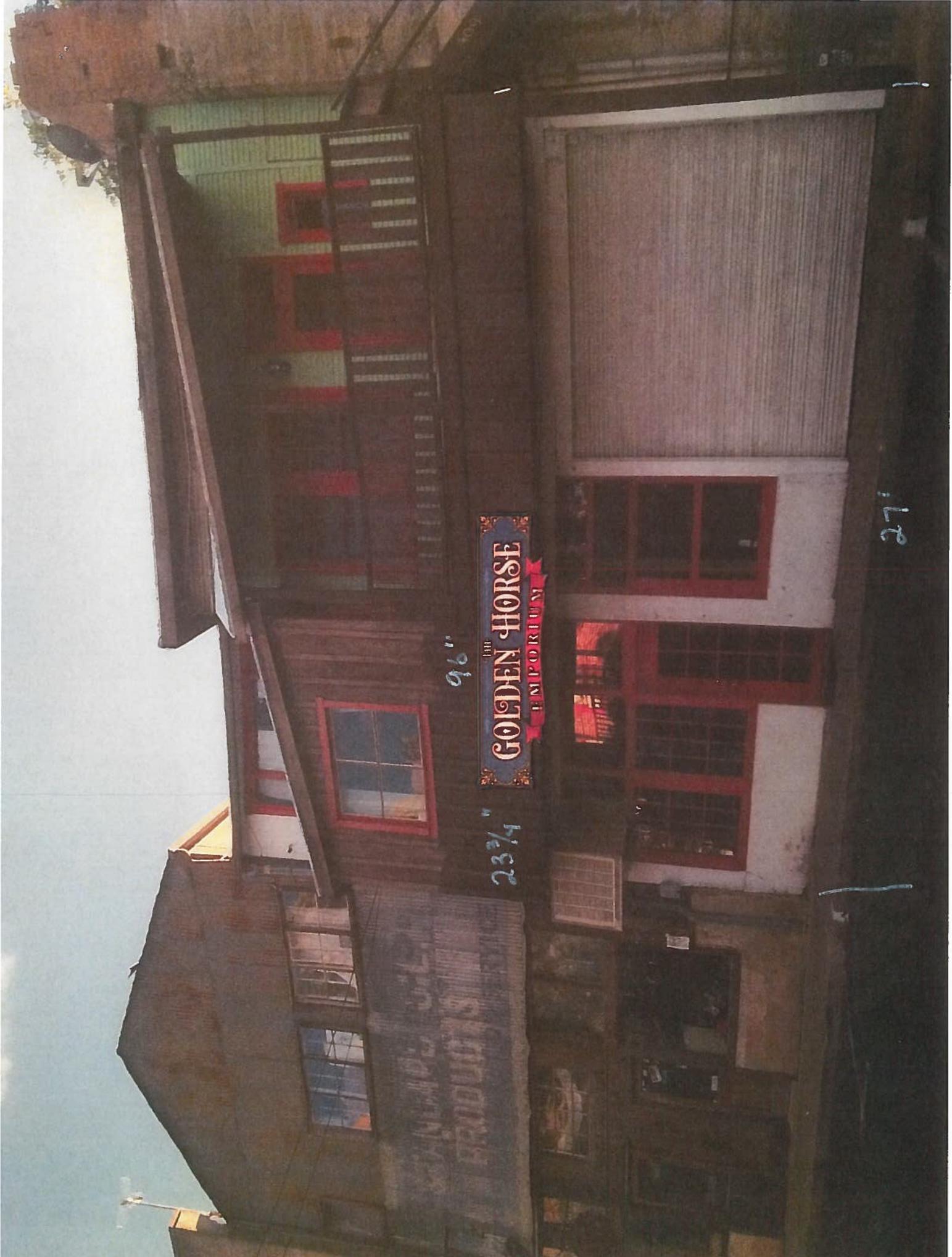
(See Photo)

Location on Building and location of other existing signs -

Centered above entrance door; No other signs on building

Lighting of Sign -

None



THE GOLDEN HORSE
EMPORIUM

96"

23 3/4"

27'

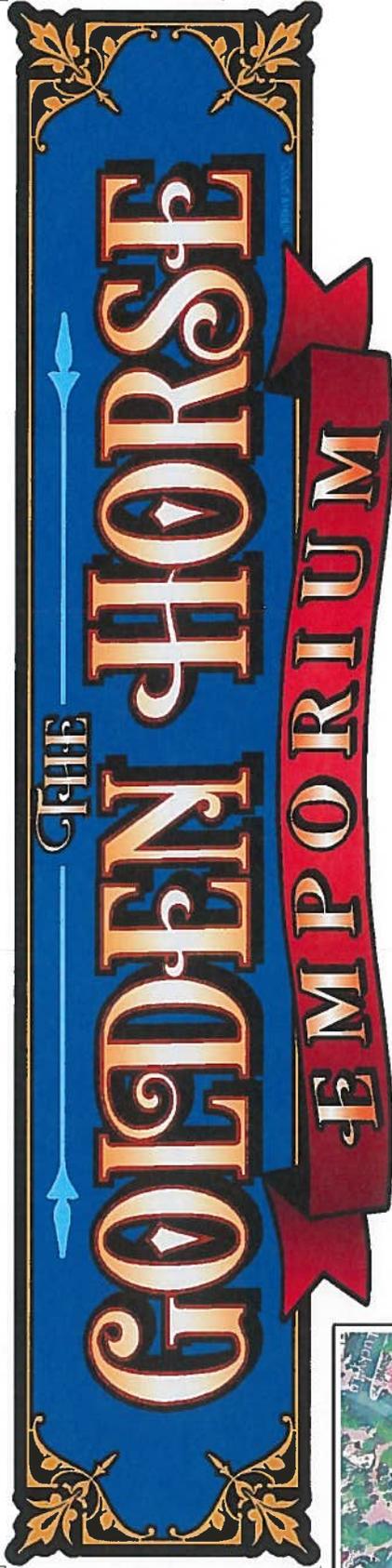
WALLPAPER & PAINT
PRODUCTS



THE GOLDEN HORSE
EMPORIUM

The Golden Horse Emporium 99 Easy Street #235 Carefree, AZ 85377

96 in



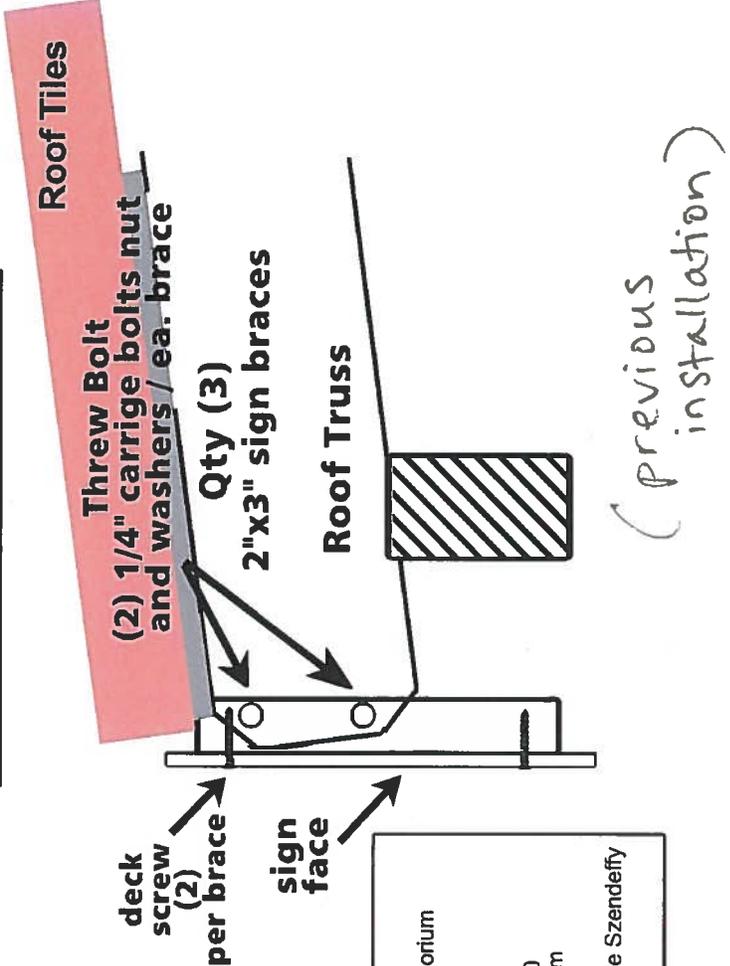
19 1/2 in

23 3/4 in

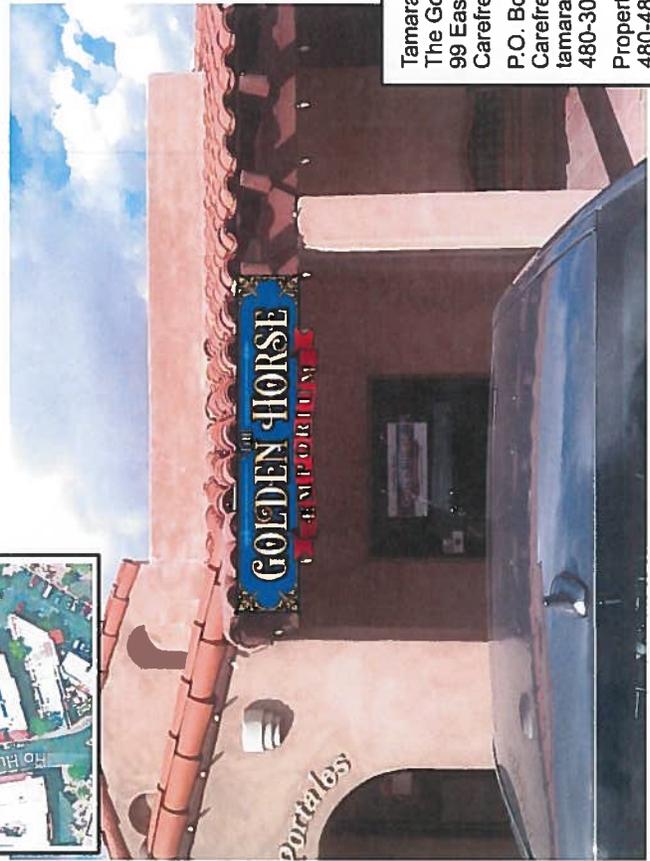
1/2" MDO Painted store front sign

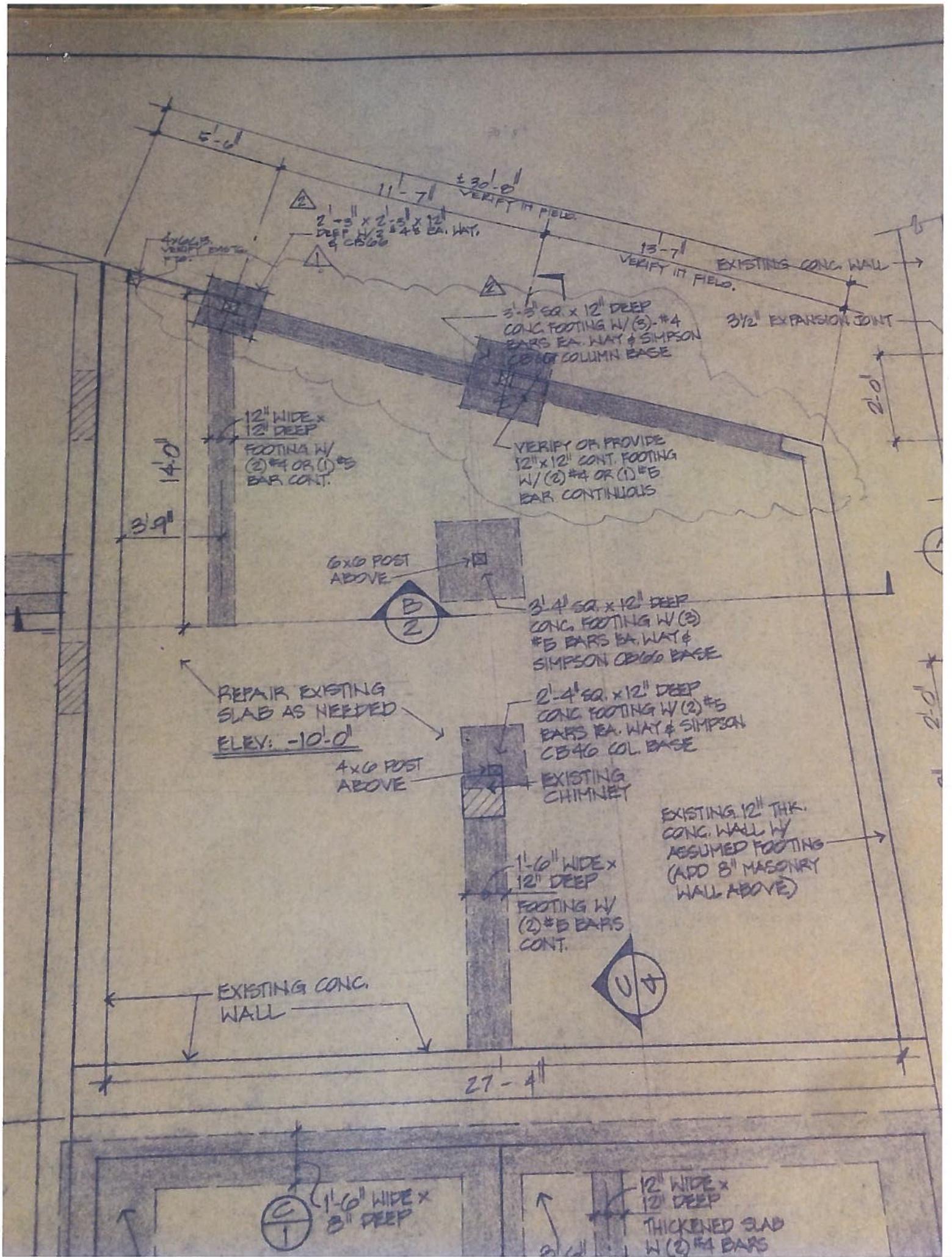


Installation Detail



Tamara Penn
The Golden Horse Emporium
99 Easy Street #235
Carefree, AZ 85377
P.O. Box 850
Carefree, AZ 85377-850
tamara.penn@gmail.com
480-302-0215
Property Owner - Rod de Szendeffy
480-488-2210







Founded 1876
Incorporated 1899

TOWN OF JEROME, ARIZONA

Al Sengstock, Planning & Zoning Administrator
Historic Preservation Officer
a.sengstock@jerome.az.gov

Jerome Town Hall and Civic Center
600 Clark Street
P.O. Box 335, Jerome, AZ 86331
(928) 634-7943 FAX (928) 634-0715

APPLICATION FOR PLANNING & ZONING OR DESIGN REVIEW

(Please check one. A separate form is required for each.)

BY: Planning & Zoning Commission Design Review Board

PLEASE PRINT LEGIBLY SO THAT PROCESSING WON'T BE DELAYED.

APPLICANT'S NAME: Joan Evans

MAILING ADDRESS: P.O. Box 895 Jerome, Az

TELEPHONE: 928-634-2818 EMAIL: 86331

PROJECT ADDRESS: 101 Juarez St

PARCEL NUMBER: 401-07-182 ZONE DISTRICT: _____

APPLICATION FOR (Please describe the project.): Add on to current shed to make additional parking for one vehical.

- I hereby apply for consideration and conditional approval by the above checked Board or Commission.
- I understand that any approval is not valid until application fees are received by the Town.
- I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the application provisions in the Town Zoning Ordinance.
- I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

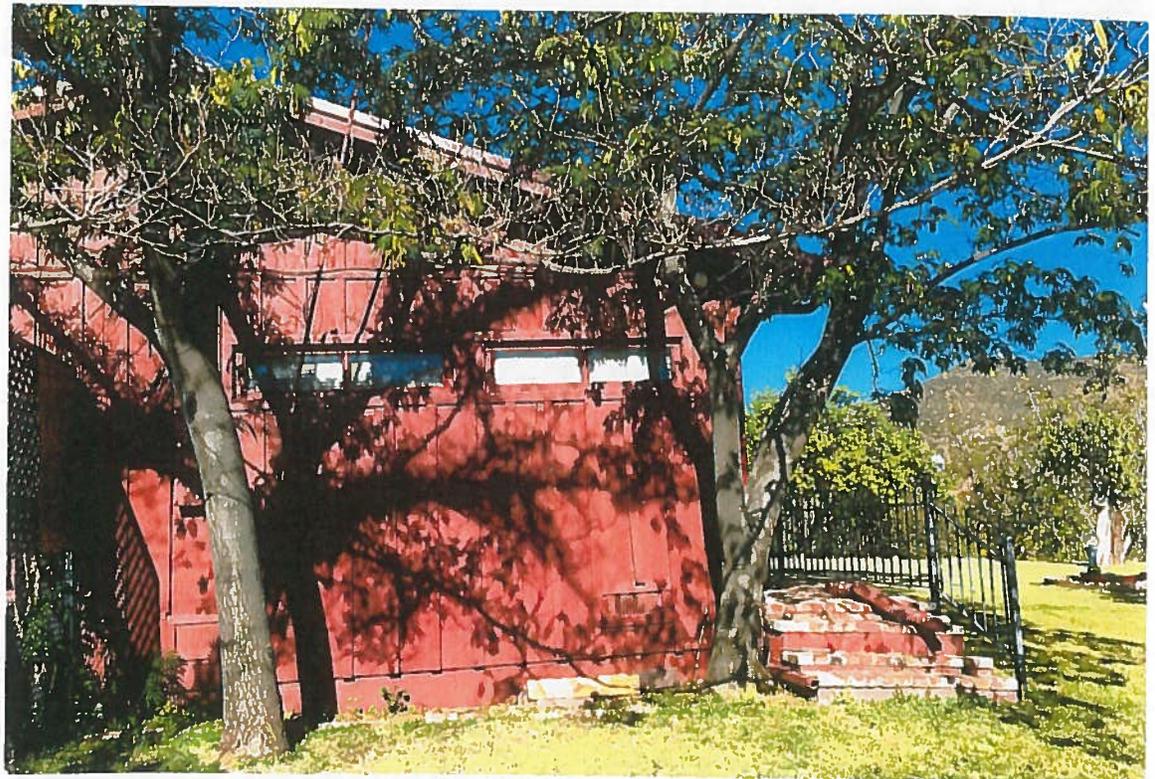
APPLICANT'S SIGNATURE: Joan Evans DATE: 8-4-16

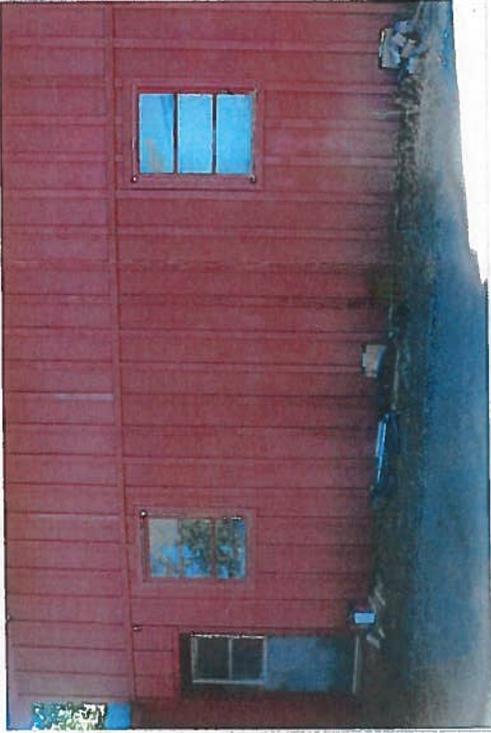
TOWN USE BELOW

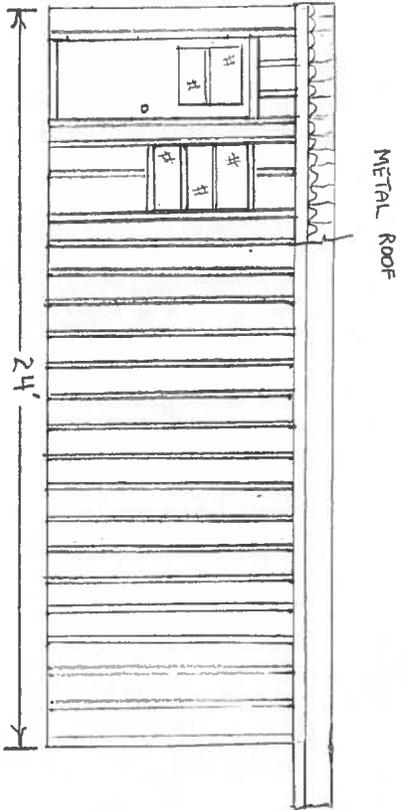
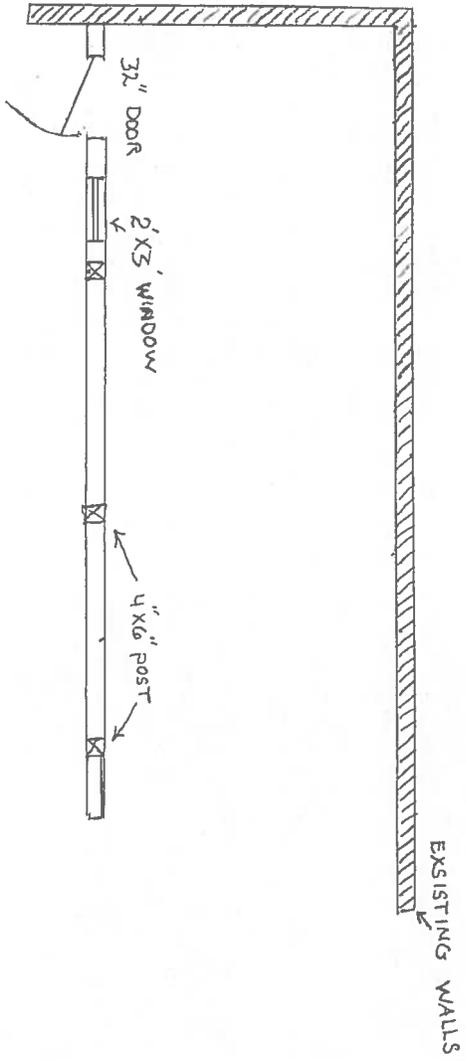
RECEIVED FROM: _____ DATE: _____

Received the sum of \$ _____ as: Check No. _____ Cash Credit Card
Per Fee schedule - Ordinance 332

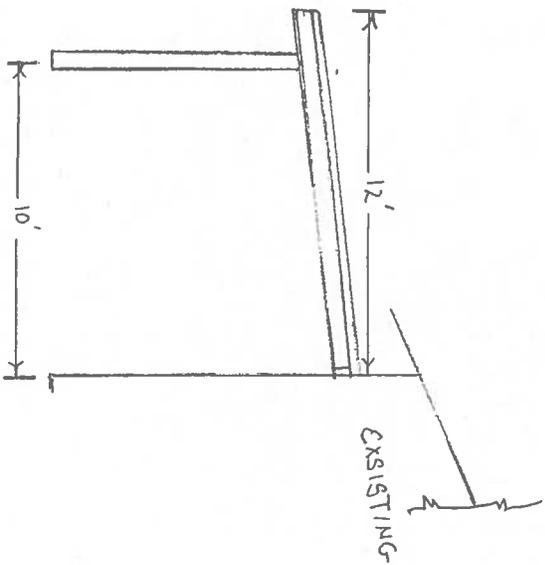
BY: _____ FOR: _____



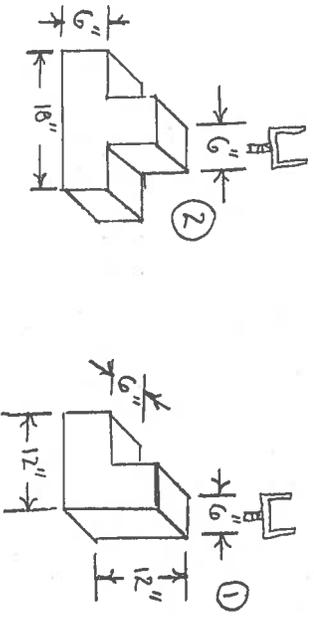
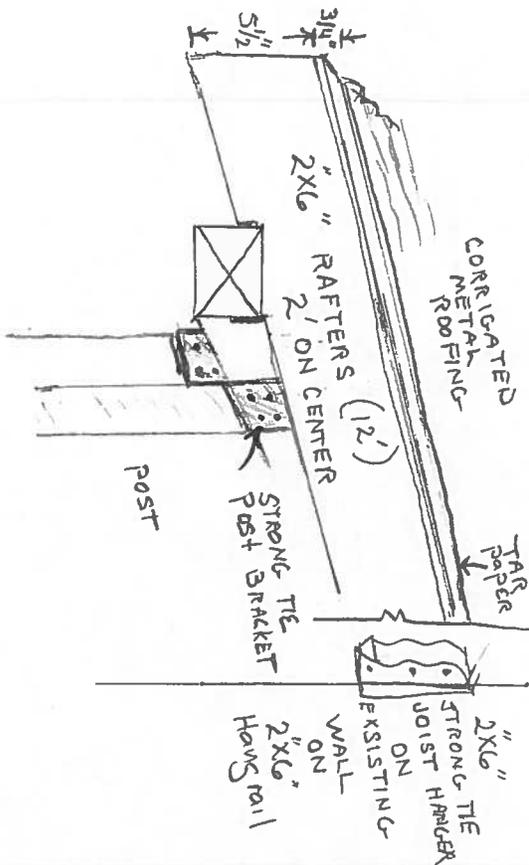
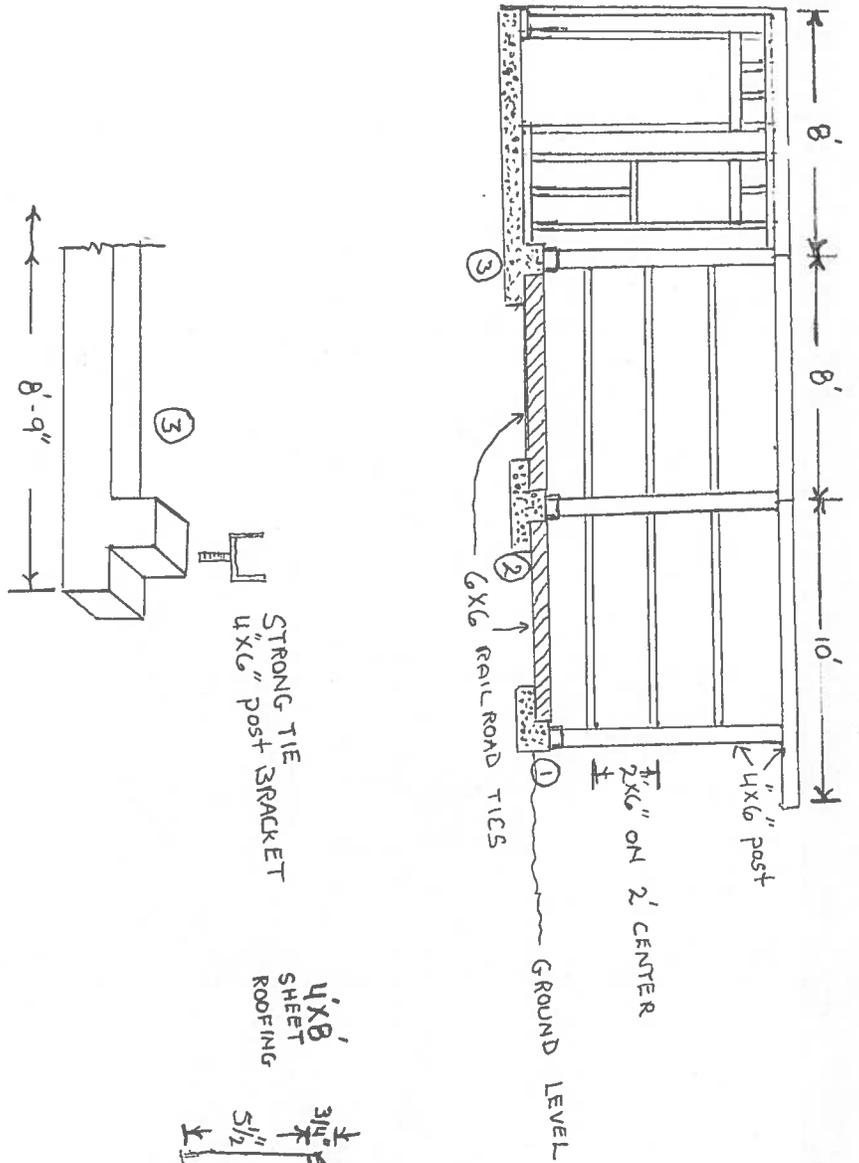




| | |
|-----------------------|---------------------------|
| 16) 2" X 6" X 8' | 14) 2" X 6" X 12' |
| 1) 2" X 6" X 10' | 1) 4" X 6" X 10' |
| 5) 4" X 6" X 8' | 2) 6" X 6" X 8' R.R. TIES |
| 6) 4" X 8' Sliding | 10) 4" X 8' Roofing |
| 24) 1" X 3" X 8' bats | |
| 3) Post base | 14) Hangers |
| 3) Post to beam | 14) Hurricane Clips |



FRAMING DETAIL



4x8' SIDING
 1x3" BATTs ON 12" ϕ
 1/4" REBAR IN CEMENT FOOTERS



Town of Jerome, Arizona

PO Box 335, Jerome, Arizona 86331
Bill Jensen, Planning & Zoning Administrator
Historic Preservation Officer

Office: (928) 634-7943 Fax: (928) 634-0715 zonings@tojaz.us
Direct Tel.: (928) 554-5974

Celebrating Our 112th Anniversary
1899-2011

Founded 1876
Incorporated 1899

APPLICATION FOR PLAN OR DESIGN REVIEW

BY: (Please check one. A separate filled out form is required for each.)

Planning & Zoning Commission Design Review Board
→ PLEASE PRINT LEGIBLY BELOW SO PROCESSING WON'T BE DELAYED

APPLICANT'S NAME: Hunter Bachrach & Charlotte Page

MAILING ADDRESS: P.O. Box 4401 Cottonwood AZ 86326

TELEPHONE #: (928) 274-3451 Street Number, City, State, Zip
EMAIL ADDRESS: cpgoes@msn.com

PROJECT ADDRESS: 38 Rich St

PARCEL NUMBER: 401-06-135A ZONE DISTRICT: C-1

APPLICATION FOR: (Please describe the project.) Repairs / Alterations to exterior
scope described on submitted drawings

I hereby apply for consideration and conditional approval by the above checked Board or Commission. I understand that any approval is not valid until application fees are received by the Town. I have obtained and reviewed information on the criteria used in evaluation by these bodies and/or reviewed the applicable provisions in the Town Zoning Ordinance. I understand that this application will not be scheduled for consideration until all required materials have been submitted and reviewed.

Charlotte Page Hunter Bachrach Date: 10-25-2016
Applicant's signature

TOWN USE BELOW:

RECEIVED FROM: Charlotte Page

Received the sum of \$ 100⁰⁰ as: Check No. 2933 Cash
Fee schedule item below. (Ord. 332)

ON DATE: 10/25/16 BY: pt FOR: DRB

PLANNING AND ZONING

Please review ZONING ORDINANCE, SECTION 303

ZONING DISTRICT C-1 PROPOSED USE Domicile As Built
PERMITTED USE? As Built 1995 CONDITIONAL USE? _____

PROPERTY DESCRIPTION

1. Nonconforming lot of record? unknown/no
2. Name of connecting public street Rich
3. Public Water (domestic)? yes Public Sewer? yes
Public water (fire suppression)? yes Public Septic? _____
4. Lot area 2660[#] Required for zone _____
5. Lot width 38' Required for zone _____
6. Square footage of building 1822[#] Required for zone _____
- 6a. Square footage of footprint 50x27 w/decks 1350[#] 36x27 w/decks 972[#]
7. Percentage of lot covered 50% including decks 38% w/decks
8. Yards
Front Deck Front of buildings within 100' 37 & 40 Rich St
Side Yard (1) _____ Side Yard (2) _____
Rear Yard deck & rear yard
Single or double frontage single
9. Building height from median as built 1995 Maximum face _____
Engineering may be required on Items 10 and 11
10. Fill required? no Evidence of safety of fill _____
11. Excavation required? no Evidence of safety of excavation _____
12. Design Review required? Probably
Sign proposed? no

13. Performance Standards. Please review and indicate compliance with the following:

| Standard | Compliance guaranteed |
|------------------------------------------------------------------------|-------------------------------------|
| Noise | <input checked="" type="checkbox"/> |
| Smoke | <input checked="" type="checkbox"/> |
| Glare or heat | <input checked="" type="checkbox"/> |
| Vibration | <input checked="" type="checkbox"/> |
| Fly ash, dust, fumes, vapors, gases or other forms of air pollution | <input checked="" type="checkbox"/> |
| Liquid and solid waste | <input checked="" type="checkbox"/> |
| Odors | <input checked="" type="checkbox"/> |

14. Is land suitable for building? (Engineering verification may be necessary) ~~NO~~ YES
Slope _____
Engineering report submitted? _____

15. Home Occupation? YES _____

16. Exterior lighting YES _____

17. Walls and Fences NO _____

18. Accessory building(s) none _____

Square Footage _____ Height _____

19. Projections from building (type of projection in feet) deck - approx 8' _____

October 25, 2016

Town of Jerome - Planning & Zoning

The project submitted was 'conditionally approved' in 2015. We are re-submitting with the following changes.

The front facade of the house has a minor change. We propose to enlarge the space to gain an entry area/mud room. In this proposed layout the laundry will be located in the mud room. The front door will be a double french door. All of the area we propose to enclose is currently under the existing roof.

In each drawing we submit the current, 'conditionally approved' and proposed/amended drawings.

This property is built in 1995 and has no historical designation.

Thank you for your time.

Regards,


Charlotte Page & Hunter Bachrach

enc: Notice of Decision Nov 11, 2015



Town of Jerome, Arizona

PO Box 335, Jerome, Arizona 86331

Al Sengstock, Planning & Zoning Administrator

Historic Preservation Officer

Office: (928) 634-7943 Fax: (928) 634-0715 a.sengstock@jerome.az.gov

Celebrating Our 116th Anniversary

1899-2015

Founded 1876

Incorporated 1899

NOTICE OF DECISION

October 12, 2015

Mr. Hunter Bachrach
Ms. Charlotte Page
PO Box 4401
Cottonwood, AZ 86326

Re: Corrugated metal siding 38 Rich Street APN: 401-06-135A

On October 12, 2015, your request to use corrugated metal siding materials was approved by the Design Review Board.

Your request was approved with the following condition:

1. Complete project as presented on the elevations presented to the DRB.
2. The siding must be non-reflective and be the materials presented to the Board.

Signed

Albert L. Sengstock,

Zoning Administrator

This approval is subject to all limitations, including termination provisions set forth in the Jerome Zoning Ordinance and in this Notice of Decision. Approval becomes void if not completed within 6 months from the date of decision. If you have any questions regarding this Notice of Decision please contact Al Sengstock, Zoning Administrator.



For TTY Access, Call the Arizona Relay Service at 1-800-367-8939 and Ask for Town of Jerome at 634-7943



Jerome Town Hall Located at 600 Clark Street, Jerome Civic Center



Town of Jerome, Arizona

PO Box 335, Jerome, Arizona 86331
Al Sengstock, Planning & Zoning Administrator
Historic Preservation Officer

Office (928) 634-7943 Fax (928) 634-0715 a.sengstock@jerome.az.gov

Founded 1876
Incorporated 1899

Celebrating Our 116th Anniversary
1899-2015

NOTICE OF DECISION

November 11, 2015

Mr. Hunter Bachrach
Ms. Charlotte Page
PO Box 4401
Cottonwood, AZ 86326

Re: Use Permit for a Duplex 38 Rich Street APN: 401-06-135A

On November 10, 2015, your request for a Use Permit for a Duplex, was approved by the Town Council.

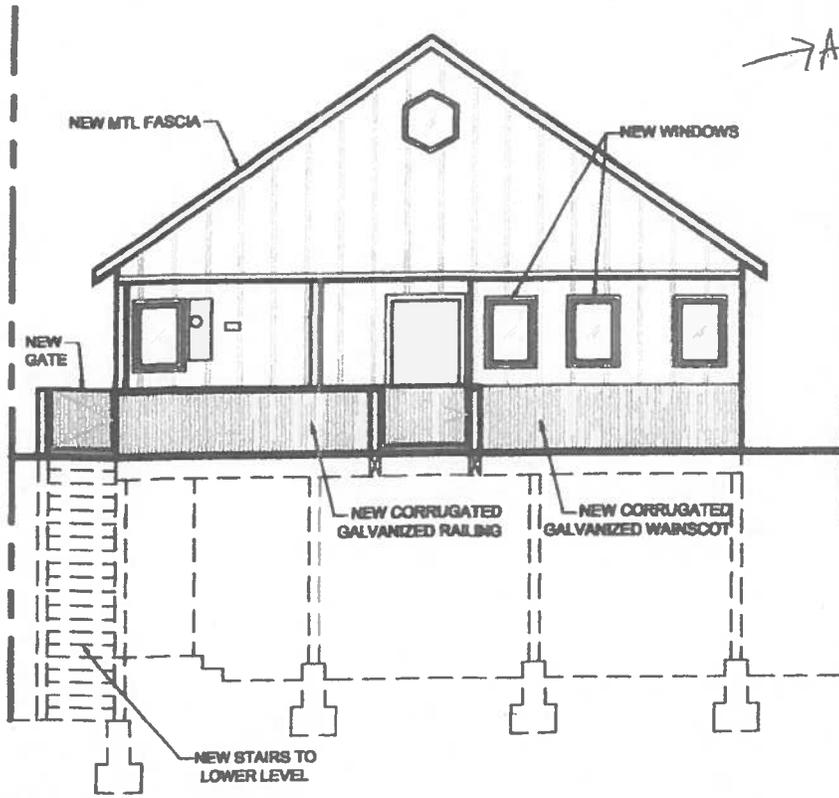
Your request was approved with the following condition and rights:

- The Use Permit was granted retroactively, due to past miscues by The Town.
- Your historic on-street parking, satisfies all parking standards for this use.
- This Use Permit runs with the land, and need not be renewed by any future property owner, unless they wish to change the use from a duplex to some other C-1 Use.

Signed

Albert L Sengstock,
Zoning Administrator

If you have any questions regarding this Notice of Decision please contact Al Sengstock, Zoning Administrator.



→ TAB APPROVED
PTZ 2015

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ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

928-760-6780
UPDESIGNSTUDIO@GMAIL.COM

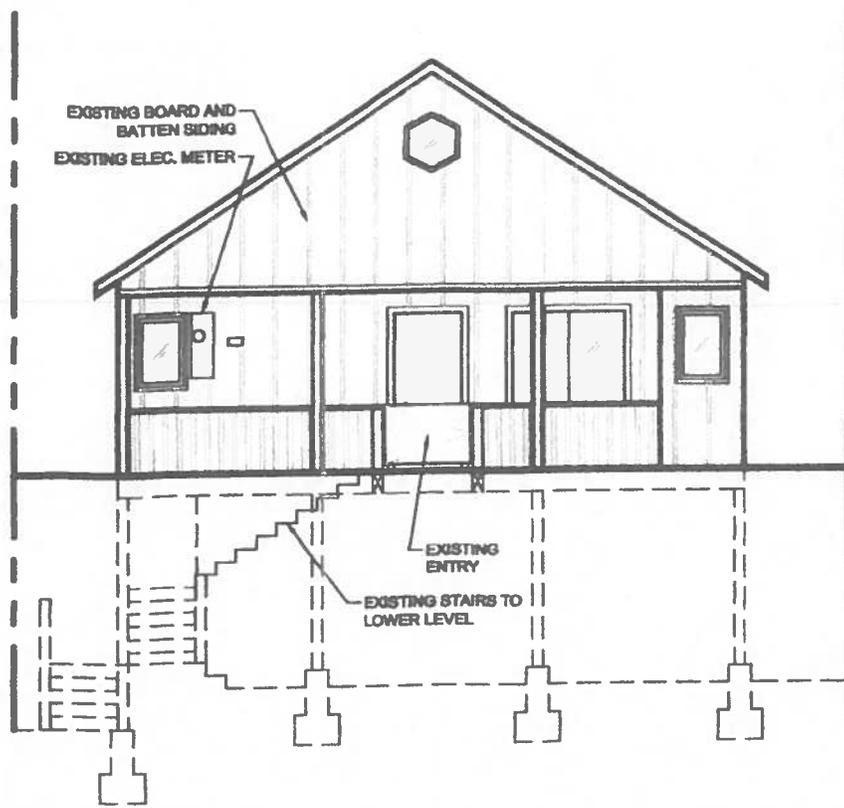
201 S. ELDER STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|---------------------------|------|
| 1 | PLANNED AND EXISTING APP. | |

4.1 PROPOSED FRONT FACADE

SCALE: 1/8" = 1'-0"

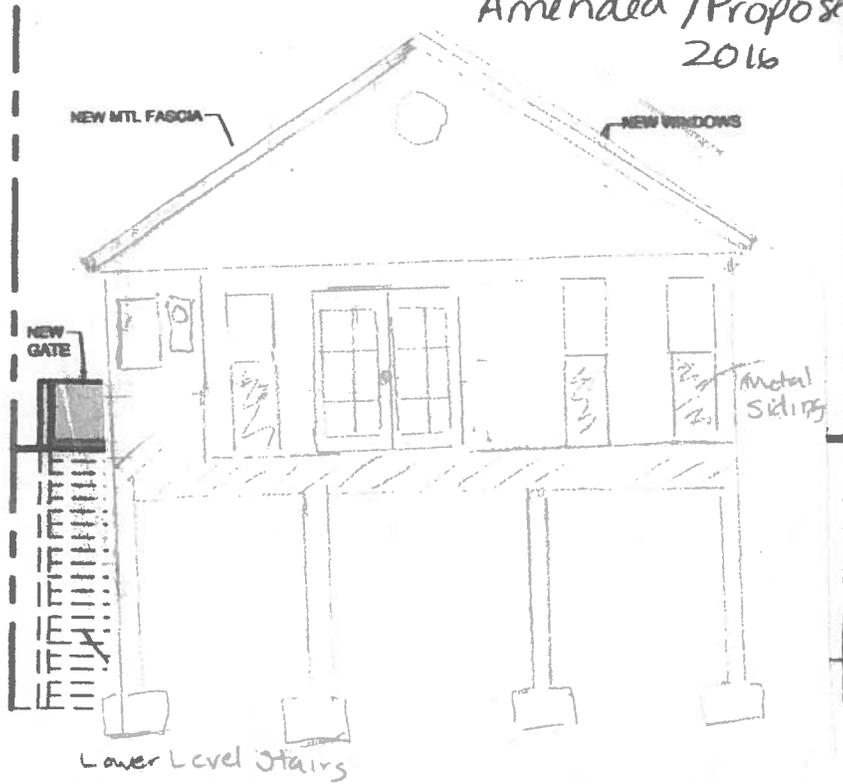


3.1 EXISTING FRONT FACADE

SCALE: 1/8" = 1'-0"

BACHRACH & PAGE
REPAIRS + EXTERIOR IMPROVEMENTS
38 RICH STREET // JEROME, ARIZONA 86326

Amended / Proposed
2016



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FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

602-949-4900
UPDESIGN@GMAIL.COM

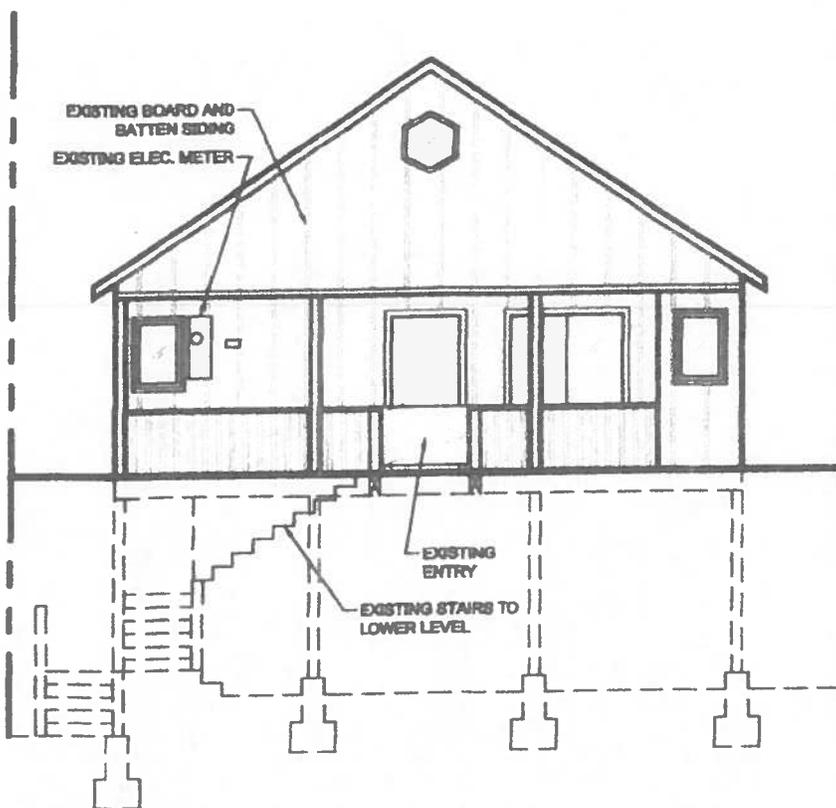
204 S. BASH STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|-------------------------|------|
| 1 | PLANNING AND CONSULTING | |

4.1 PROPOSED FRONT FACADE

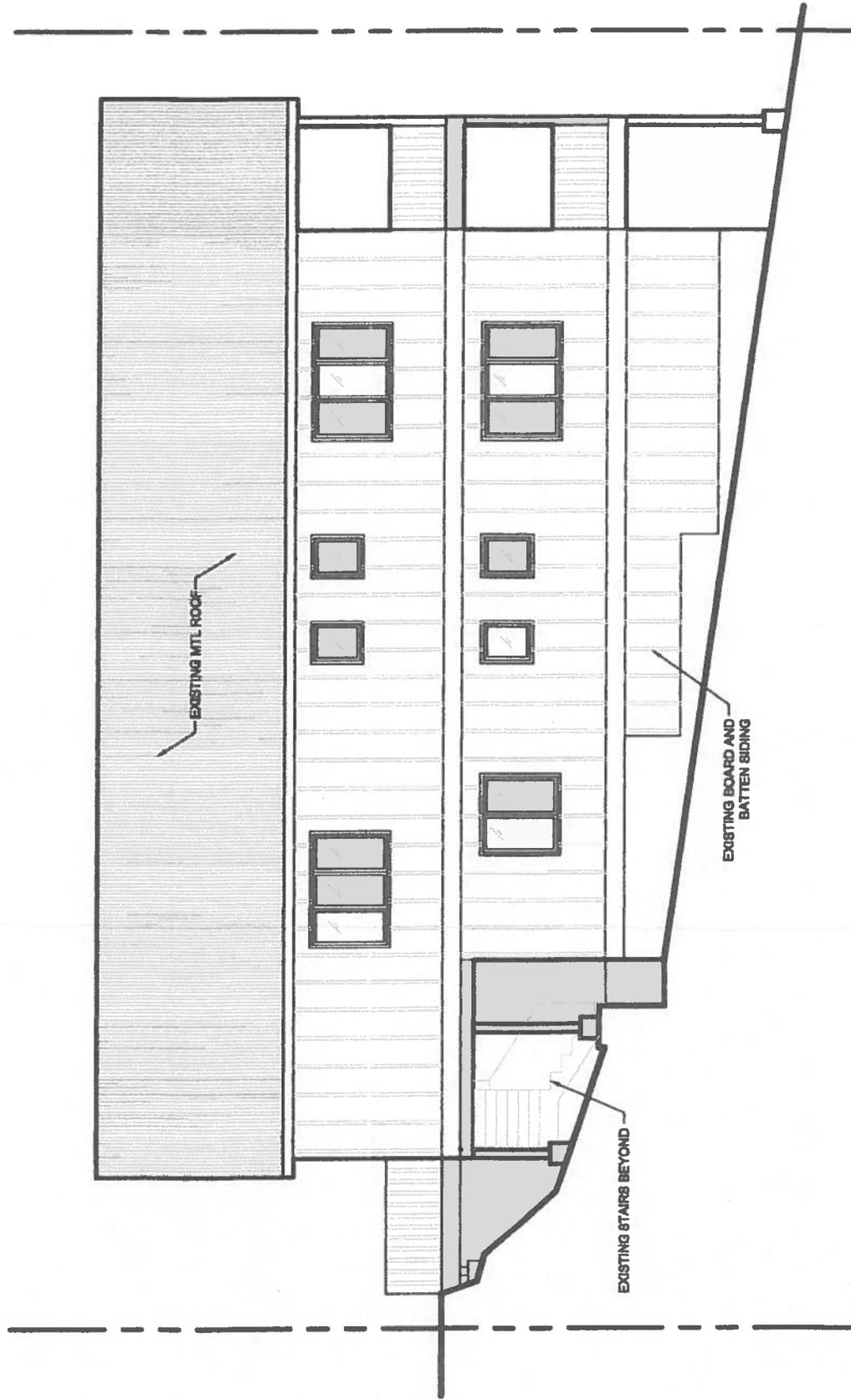
SCALE: 1/8" = 1'-0"



3.1 EXISTING FRONT FACADE

SCALE: 1/8" = 1'-0"

BACHRACH & PAGE
REPAIRS + EXTERIOR IMPROVEMENTS
38 RICH STREET // JEROME, ARIZONA 86326



7.1 EXISTING SOUTH FACADE
SCALE: 1/8" = 1'-0"

UPDESIGN
studio



ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

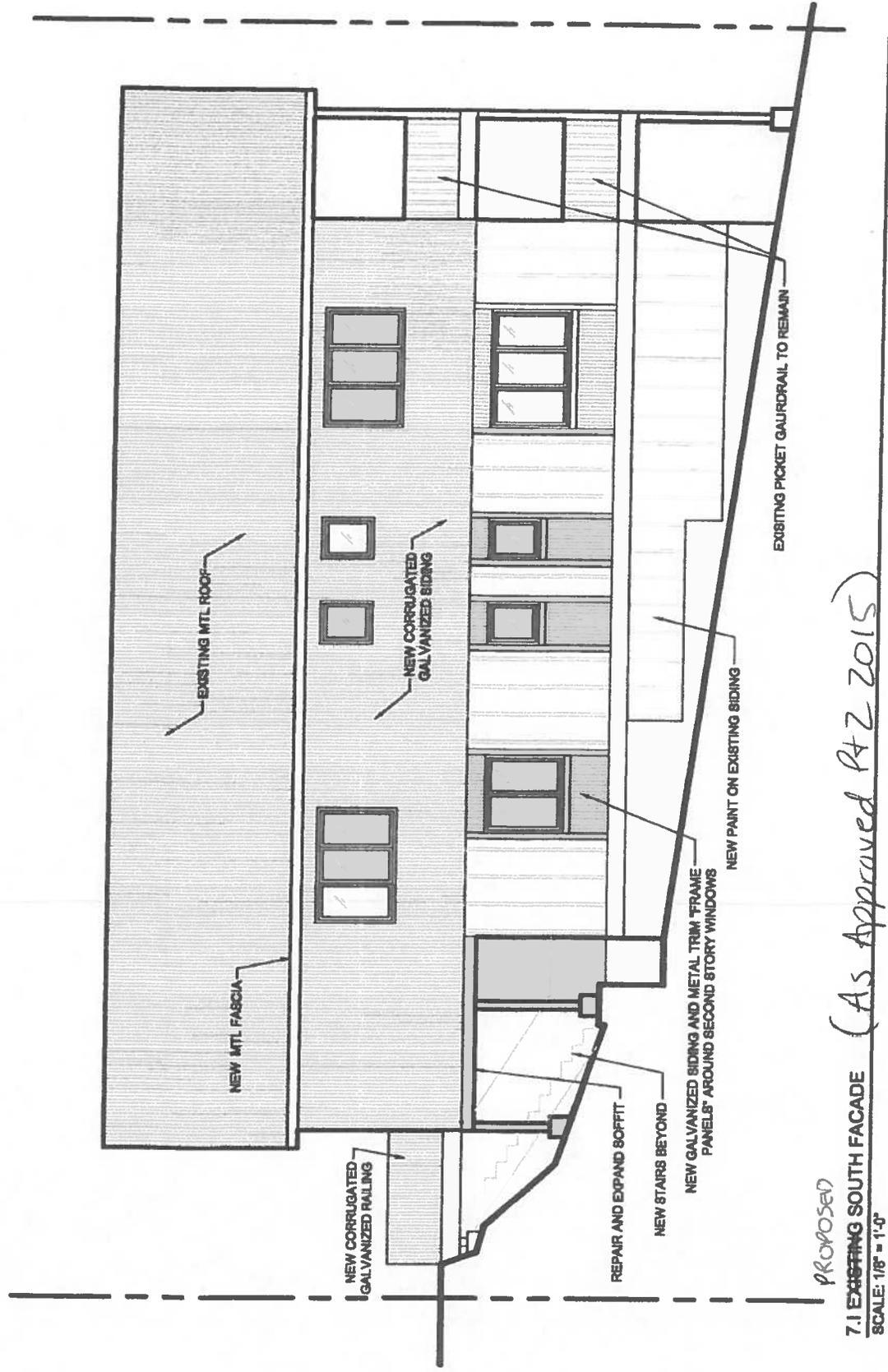
920-785-4785
UPDESIGNSTUDIO@GMAIL.COM

201 N. ELDER STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|---------------------------|------|
| 1 | PLANNED AND EXISTING APP. | |

BACHRACH & PAGE
REPAIRS + EXTERIOR IMPROVEMENTS
38 RICH STREET // JEROME, ARIZONA 86326



PROPOSED

7.1 EXISTING SOUTH FACADE
SCALE: 1/8" = 1'-0"

(As Approved RZ 2015)

UPDESIGN
studio



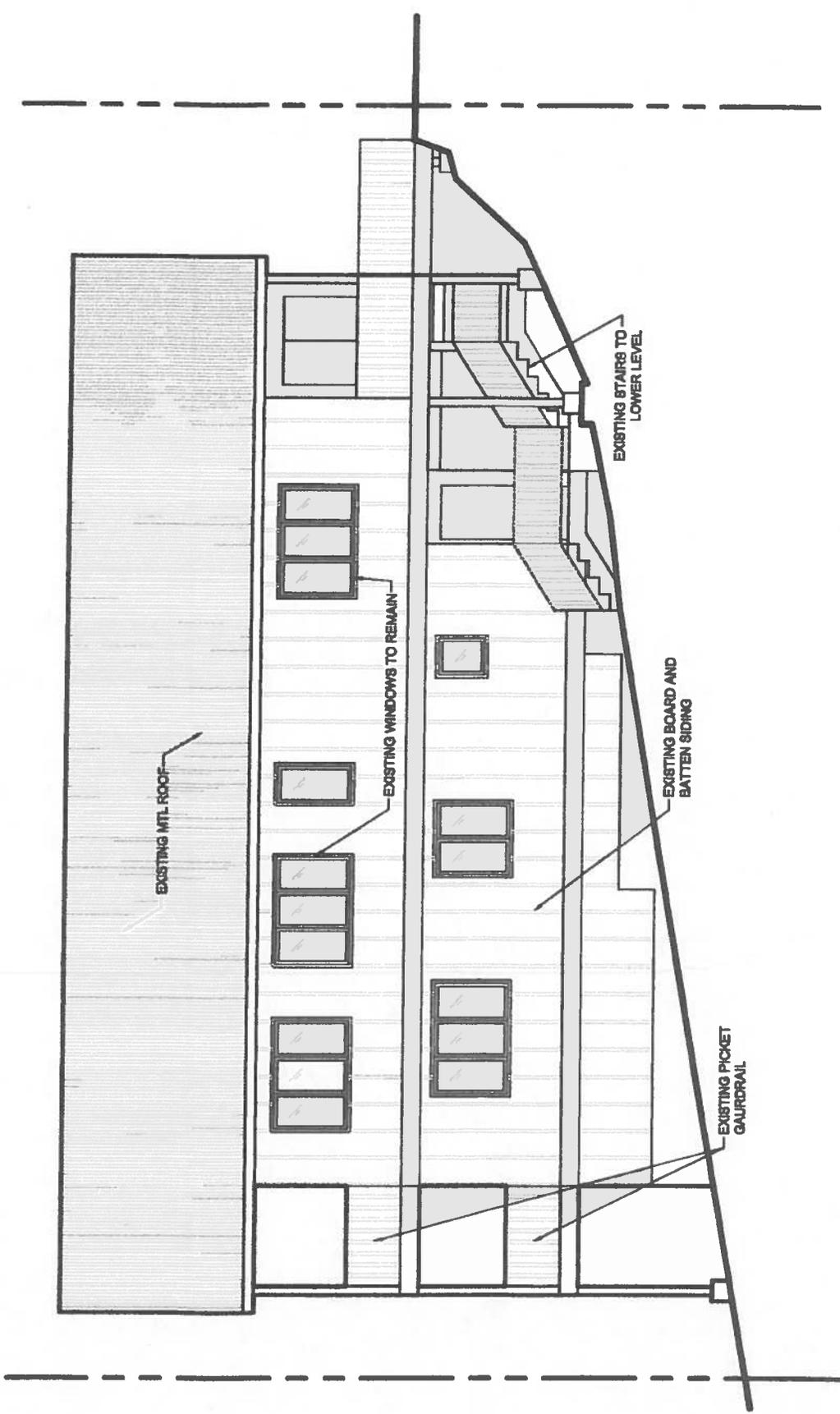
ARCHITECTURE
FLAGSTAFF, ARIZONA
UP-DESIGNSTUDIO.COM

929-785-6765
UPDESIGNSTUDIO@GMAIL.COM
301 S. BLOOM STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|------------------------|---------|
| 1 | PLANNED REVISIONS APP. | 8/20/15 |

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5.1 EXISTING NORTH FACADE
 SCALE: 1/8" = 1'-0"

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 studio



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 UP-DESIGNSTUDIO.COM

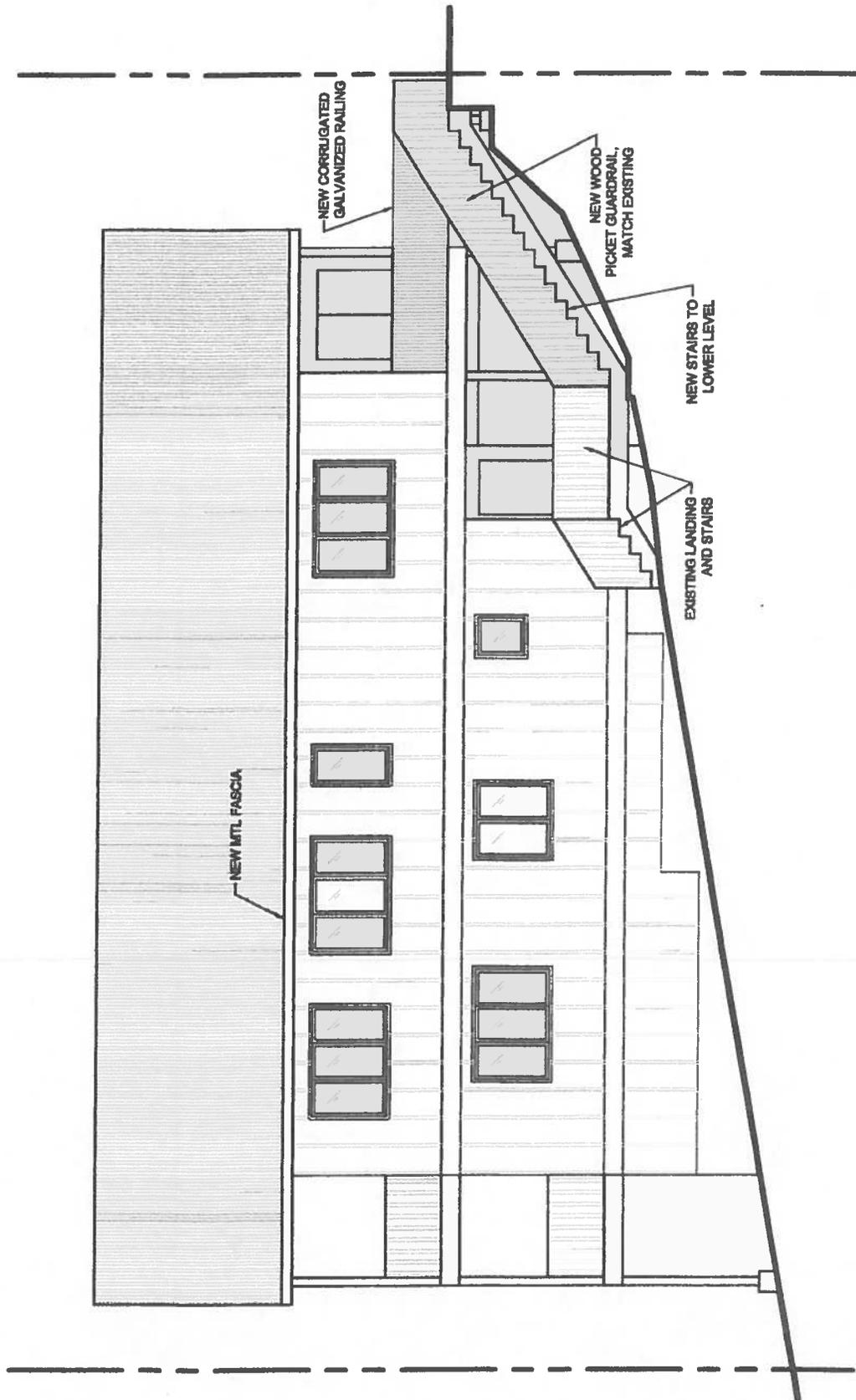
920-760-6798
 UPDESIGNSTUDIO@GMAIL.COM

301 N. ELGIN STREET
 FLAGSTAFF, ARIZONA 86001



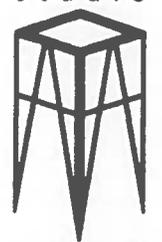
| NO. | DESCRIPTION | DATE |
|-----|---------------------------|------|
| 1 | PLANNED AND EXISTING APP. | |

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6.1 PROPOSED NORTH FACADE (As Approved P72-2015)
 SCALE: 1/8" = 1'-0"

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 studio



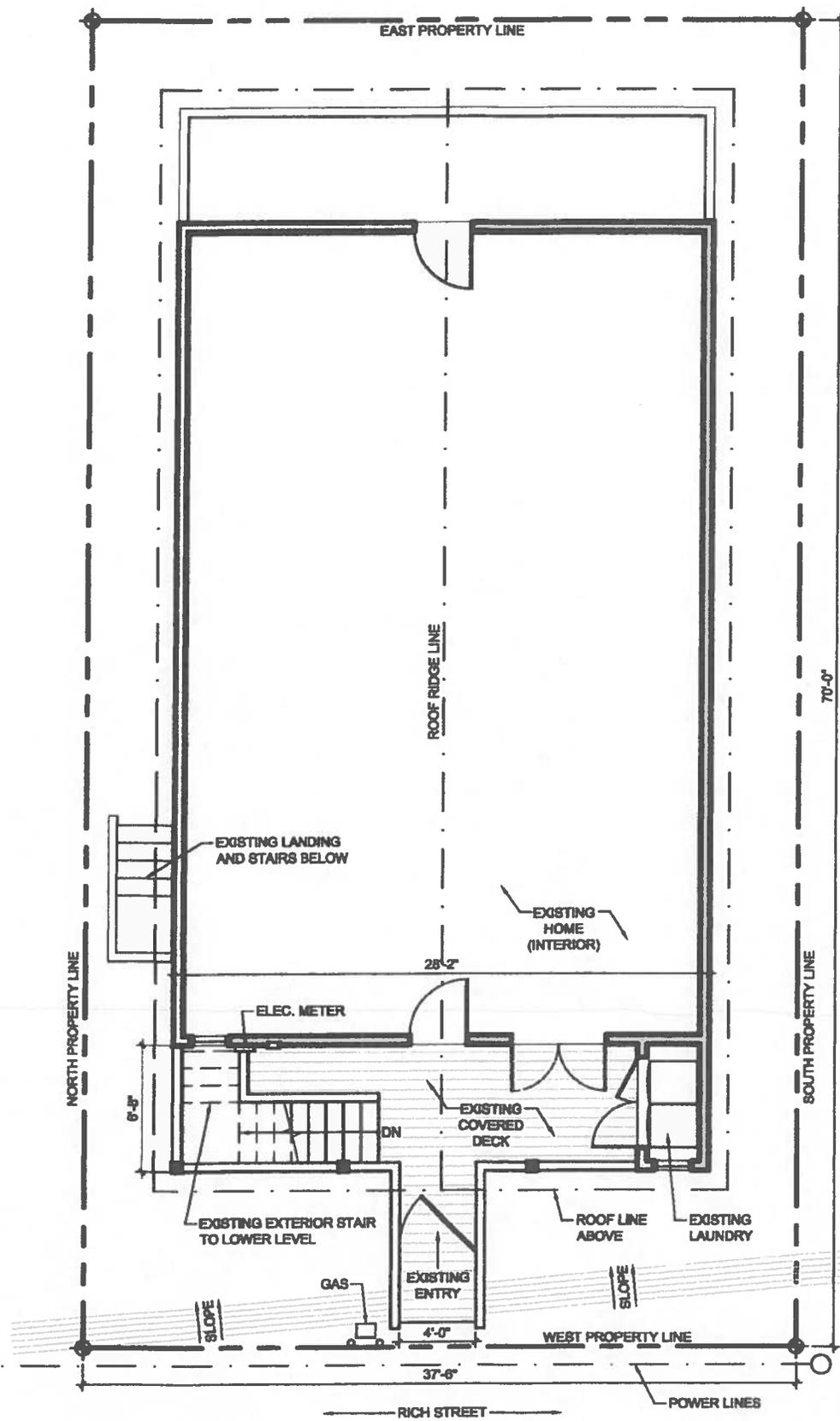
ARCHITECTURE
 FLAGSTAFF, ARIZONA
 UP-DESIGNSTUDIO.COM

928-760-8768
 UPDESIGN@GMAIL.COM
 204 S. ELDER STREET
 FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|----------------------------------|------|
| 1 | PLANNING AND ZONING APP. PERMITS | |

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 REPAIRS + EXTERIOR IMPROVEMENTS
 38 RICH STREET // JEROME, ARIZONA 86326



1.1 EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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studio



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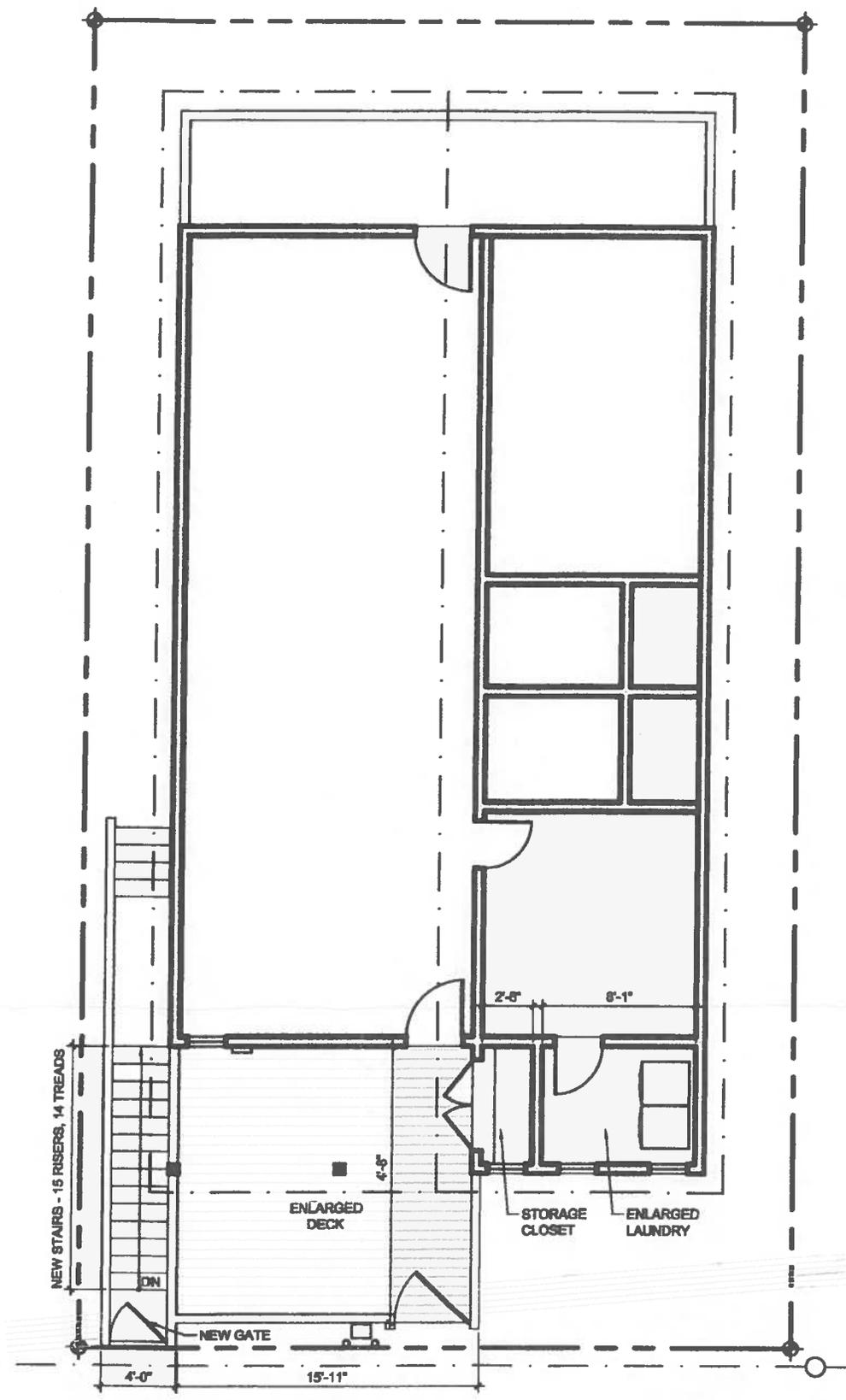
928-788-5788
UPDESIGNSTUDIO@GMAIL.COM

204 S. SLOCH STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|--------------------|----------|
| 1 | PLANNED AND EXEMPT | 08/20/14 |

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UP-DESIGNSTUDIO.COM

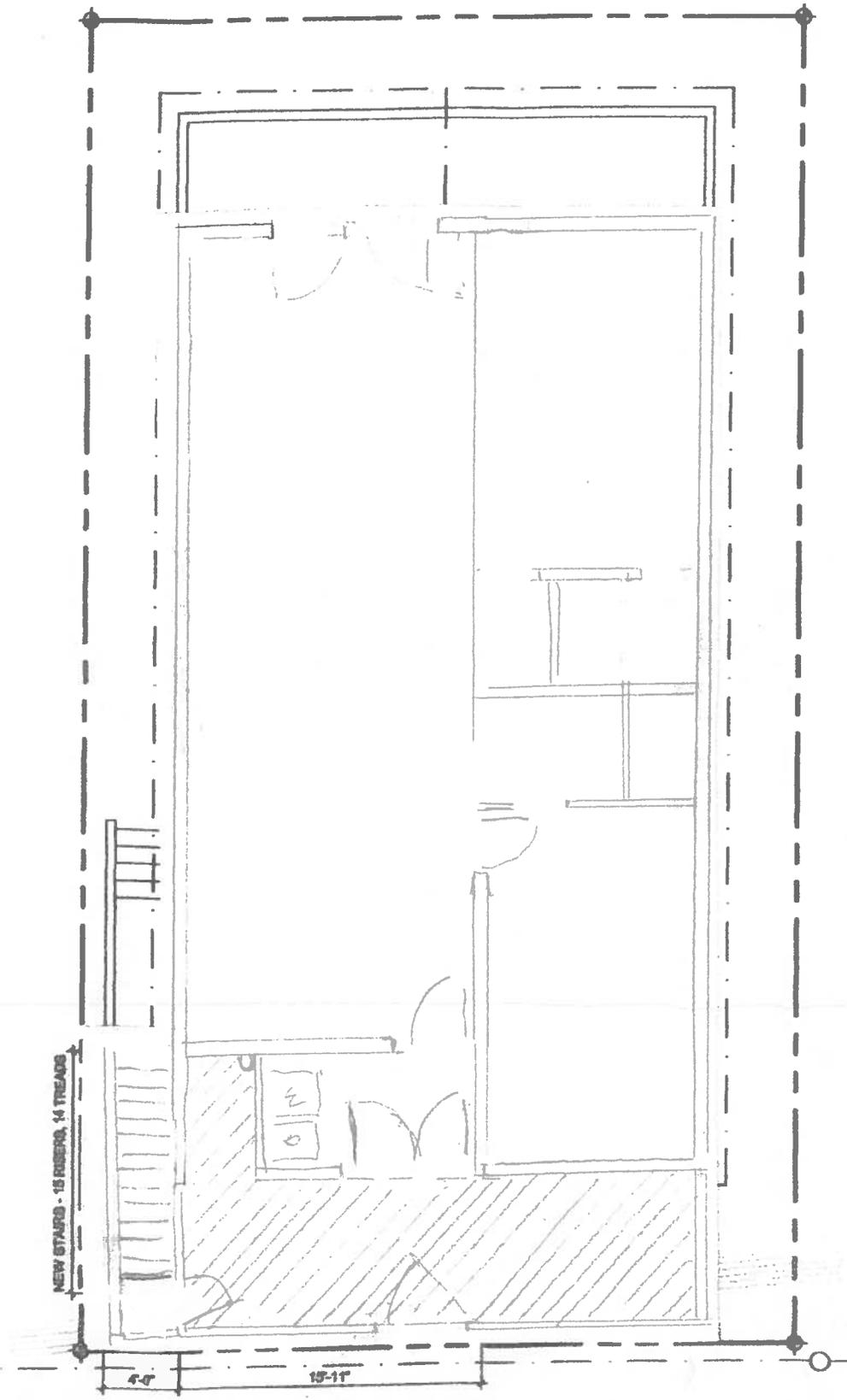
602-782-6798
UPDESIGNSTUDIO@GMAIL.COM
304 S. ELDER STREET
FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|--------------------------|---------|
| 1 | FLOORING AND ZONING APP. | 2015/11 |

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2.1 PROPOSED FLOOR PLAN (AS Approved 2015) 
 SCALE: 1/8" = 1'-0"



2.1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Proposed 2016



UPDESIGN
 studio



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 UP-DESIGNSTUDIO.COM

800-750-6700
 UPDESIGN@GMAIL.COM
 204 S. ELGIN STREET
 FLAGSTAFF, ARIZONA 86001



| NO. | DESCRIPTION | DATE |
|-----|------------------|------|
| 1 | PLANNING 2/20/16 | |

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