



# TOWN OF JEROME

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

## **DRB Resolution 2020-18**

### **Reapproving Design Review for an apartment building and parking structure**

WHEREAS, the Town of Jerome had received two separate applications from Steve Knowlton and Nancy Robinson in 2016 for preliminary and final design review to (1) remodel and expand an existing apartment building and (2) construct a new parking structure at 446 Clark Street (APN 401-06-032, 033 and 026Q); and

WHEREAS, the application to construct a new parking structure has expired since a building permit was not issued for the parking structure within six (6) months of approval; and

WHEREAS, the applicant has resubmitted a new application which combines the two separate applications into a single application to remodel and expand an existing apartment and construct a new parking structure; and

WHEREAS, the property is in the C-1 zoning district; and

WHEREAS, the Design Review Board has determined that a public hearing is not necessary under Zoning Ordinance Section 304.F.5.; and

WHEREAS, the Design Review process is intended to promote and preserve Jerome's economic and environmental well-being and preserve its distinctive character, natural attractiveness, and overall architectural quality, all of which contribute substantially to its viability as a recreational and tourist center and to its designation as a National Historic Landmark, and

WHEREAS, the Design Review Board has carefully reviewed the applicant's proposal and finds that the applicable criteria have been satisfied:

1. Proportion – The relationship of the width of building or structure to its height shall be visually compatible to buildings, structures, and places to which it is visually related.
2. Openings – The relationship of the width of the windows and doors, to height of windows and doors in a building shall be visually compatible with buildings, structures, and places to which the building is visually related.
3. Pattern – The relationship of solids to voids in the facade of a building or structure shall be visually compatible with buildings, structures, and places to which it is visually related.
4. Spacing – The relationship of buildings or structure to the open space between it and adjoining buildings shall be visually compatible to the buildings, structures, and places to which it is visually related.
5. Entrances, porches, decks, and projections – The height, projection, supports, and relationship to streets and sidewalks, of entrances, porches, decks, awnings, canopies, and balconies of a building shall be visually compatible to the buildings, structures, and places to which it is visually related.
6. Material, texture and color – The materials, texture and color of the facade of a building or structure, shall be visually compatible with the predominant materials, textures, and color used in the building and structures to which it is visually related.
7. Roofs – The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

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8. Architectural details – Doors, windows, eaves, cornices, and other architectural details of a building or structure shall be visually compatible with buildings and structures to which it is visually related.
9. Accessory buildings - Garages, carports, and sheds shall be visually compatible with buildings, structures, and places to which they are visually related.
10. Accessory features – Fences, walkways, decks, stairways, lighting, antenna, and other manmade structures shall be visually compatible with buildings, structures, and places to which they are visually related.
11. Landscaping – Landscaping shall be visually compatible with the landscaping around the buildings, structures, and places to which it is visually related.
12. Screening – The proposed addition, alteration, or other changes shall be screened with appropriate materials and in an appropriate design so as to be visually compatible with related properties, when, in the opinion of the Design Review Board, all other means of assuring visual compatibility are not reasonably possible.
13. Solar installations – Refer to “Solar Energy System Design Guidelines” approved by the Town Council in June 2015, utilizing best practices for installing solar on historical buildings as recommended by the Department of the Interior. These guidelines are available at Jerome Town Hall, the Jerome Library and the Town of Jerome website.

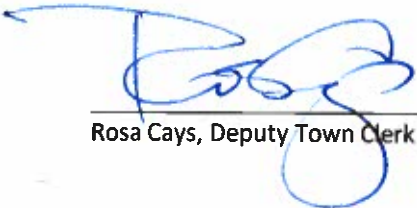
NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the Town of Jerome, Arizona, that the preliminary and final design to construct an apartment building and parking structure at 446 Clark Street is hereby reapproved, subject to the following conditions:

1. **Planning and Zoning Commission Approval** – this reapproval is contingent upon site plan review and approval by the Planning and Zoning Commission and compliance with the conditions of approval of P&Z Resolution 2020-9.
2. **Expiration of Approval** – this reapproval shall become null and void if a building permit is not issued within six (6) months of final Design Review Board approval of this application. If necessary, the applicant may request an extension by the approval body, if the extension is submitted prior to approval expiration.
3. **Appeal** – Any applicant who is aggrieved by the Design Review Board decision may petition the Mayor or Council for a review within thirty (30) days of the decision. Questions of aesthetics or design standards are not appealable to the Mayor and Council but may be presented to a Court of Record within thirty (30) days of the decision. Additionally, if in the opinion of the Zoning Administrator a decision is not in conformance with the Zoning Code or Comprehensive plan, the Zoning Administrator may request a review by the Mayor and Council within thirty (30) days. By specific motion during an official meeting, the Mayor and Council may refuse to consider a request for review brought by the Zoning Administrator. Finally, the Mayor and Council shall maintain the right to review all decisions of the Design Review Board.

ADOPTED AND APPROVED by a majority vote of the Design Review Board on the 8<sup>th</sup> day of June 2020.

ATTEST:

APPROVED:

  
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Rosa Cays, Deputy Town Clerk

  
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Tyler Christensen, Chair