



**Design Review Board  
 July 5, 2018 at 5:30 PM  
 Cochise County Board of Supervisors Hearing Room,  
 Building G, 1415 Melody Lane, Bisbee AZ 85603**

**AGENDA**

The Meeting Called to Order by \_\_\_\_\_ at \_\_\_\_\_ PM

**Roll Call-Board Members**

<b>Design Review Board</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Peter Gaffer			
Stephan Green			
Todd Conklin			
Michael McPartlin			
Ken Budge			
Jon Sky			
John Crow			
Frank Davis, Liaison to the Board			

Staff: Joe Ward, Building Inspector, Paul Esparza, Planning Manager

**The staff would like to inform all applicants:**

- 1. That all items on this DRB agenda will require a building permit or a sign permit.**
- 2. That Design Review Board approval does not necessarily reflect the views and policies of the State Historic Preservation Office, which controls decisions impacting tax status of designated contributing historic properties. Please review SHPO's policies, and if necessary contact them directly before making any exterior changes to your property.**

**CALL TO THE PUBLIC:** *Residents* of the City of Bisbee may speak at this time regarding Design Review Board topics that **ARE NOT ON THE AGENDA**

**1. DRB Application 18-28**

Bisbee Commercial Historic District

10 Copper Queen Plaza, APN 103-62-415, Zoning C-1, Setbacks F=0 S=0 R=10

This application is seeking a determination that the sign request is consistent with the design guidelines for the Historic District and a recommendation to the Planning and Zoning Commission on a Special Use Permit for approval of a 32 sq. ft. offsite advertising sign to be located on the building at 10 Copper Queen Plaza owned by Francisco Barco. The applicant is Albert Mendez.

Pursuant to Bisbee Zoning Code Article 7.6(A)(2), Off-premises directional or advertising signs, provided that any such sign is smaller than a billboard, fifty (50) square feet may be allowed within a commercial or manufacturing zoning district, upon the approval of a Special Use Permit for the sign.

## **2. DRB Application 18-38**

Bisbee Residential Historic District, Uncertain Property Status

129 Tombstone Canyon, APN 103-61-381, Zoning R-1, Setbacks F=10 S=5 R=10  
Accessory=3

This application is seeking approval to rebuild the old shed and bathroom on the east end of the house, along with the front porch that had been torn down due to termite infestation. The rebuild will follow the original “shotgun” house design with the exception of a short eight-foot “kick-out” and porch to match existing. The applicant is Steve and Bonnie Ball.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building’s exterior features.

Per Article 3.5.3, the DRB shall determine if the proposed construction is consistent with:

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior’s Standards for Rehabilitation.

## **3. DRB Application 18-40**

Bisbee Residential Historic District, Non-Contributing Property #322

29E Laundry Hill, APN 103-61-206, Zoning R-1, Setbacks F=10 S=5 R=10 Accessory=3

This application is seeking approval to remove incompatible structures onsite. This includes a 336 sq. ft non-original addition, 176 sq. ft guest room, and 96 sq. ft. tuff shed. Restore the original house on site. Additions to the living room/guest wing and master bedroom suite. New porch along east side of new living room and Sunroom and a free-standing tandem garage. The applicant is Richard Armstrong.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building’s exterior features.

Per Article 3.5.3, the DRB shall determine if the proposed construction is consistent with:

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior’s Standards for Rehabilitation.

#### **4. DRB Application 18-41**

Bisbee Residential Historic District, Vacant Land  
430 Laundry Hill, APN 103-61-175A, Zoning R-1, Setbacks F=0 S=0 R=0

This application is seeking approval to erect a rustic Bisbee fence along the north 34 feet on the west boundary of Lot 27 of Block 23. The fence will be placed on the property owner's side of boundary approximately 1 foot. The applicant is Rodney Smith

Per Article 3.5.3, the DRB shall determine if the proposed construction is consistent with:

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

#### **5. DRB Application 18-42**

Bisbee Residential Historic District, Contributing Property #708  
41 Wood Canyon, APN 103-56-026, Zoning R-1, Setbacks F=10 S=5 R=10 Accessory=3

This application is seeking approval to replace a 5-foot chain link fence with a 5-foot redwood fence with lattice top. A section of retaining wall will be repaired that has been damaged by a large Cottonwood tree. The applicant is Suzanne Daly.

Per Article 3.5.3, the DRB shall determine if the proposed construction is consistent with:

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

#### **6. DRB Application 18-43**

Bisbee Residential Historic District, Non-Contributing Property  
3 Temby Ave, APN 103-63-035B, Zoning R-1, Setbacks F=10 S=5 R=10 Accessory=3

This application is seeking approval to install an approximate 160 sq. ft. wooden deck at rear of house against rock wall. Install railing and gate to match existing on entry porch. Repair existing access steps that are falling apart and unsafe. The applicant is Troy Bellinger.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to the change of any building's exterior features.

Per Article 3.5.3, the DRB shall determine if the proposed construction is consistent with:

- A. Bisbee Historic District Guidelines.
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- C. The Secretary of the Interior's Standards for Rehabilitation.

#### **7. Staff Comments and Administrative Approval Report**

**FUTURE AGENDA ITEM SUGGESTIONS** (Board members may suggest topics for future meeting agendas, but Board will not here discuss, deliberate or take any action on these topics.)

**ADJOURNMENT:**

Individuals with hearing disabilities can contact the City Clerk's Office (520) 432-6012 to request an Assisted Listening Device, at least 24 hours before the meeting.

Anyone needing special accommodation to attend this meeting should contact Ashlee Coronado at (520) 432-6012 at least twenty-four hours before the meeting.

Public documents referred to herein may be viewed during regular business hours at the City Clerk's Office at 1415 Melody Lane, Bldg. G, Bisbee.

Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to enter executive session at any point during this meeting for discussion or consultation for legal advice with its attorney(s), who may appear telephonically.