

Agenda
Design Review Board
June 5th, at 5:30 PM
915 S. Tovreaville Road, City Meeting Room
Bisbee, Arizona 85603

The Meeting Called to Order by _____ at _____ PM

Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Peter Gaffer			
Stephan Green			
Todd Conklin			
Michael McPartlin			
Frank Davis			
Jon Sky			
Ben Lepley			
Leslie Johns, City Council Liaison			

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector/DRB Staff Liaison
The staff would like to inform all applicants

- 1. That all applications 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 polices. 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**

Agenda Item 1.

Pursuant to Zoning Code Article 2.6.2H

Selection of a Chair and Vice Chair from among the members or a temporary Chair for this meeting only.

Agenda Item 2.

Application 18-59, Bisbee Residential Historic District, Contributing Property #692
 805 Tombstone Canyon.

Update on progress toward rehabilitating this dilapidated structure.

Agenda Item 3.

Application 18-52 Bisbee Residential Historic District, unnumbered Non-Contributing Property, 44 High Road. Applicant-Grady Meadows

This is an application for retro permission for installation of high exposure solar panels.

Originally the application was for solar panels mounted flat on the roof and therefore was administratively approved. High exposure solar panels require “public review” per Zoning Code Article 6.15C. this property has been posted with a “Public Notice” of this hearing and property owners in a 300’ radius have been notified by mail.

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.

Agenda Item 4.

Application 19-13, Bisbee Residential Historic District, Non Contributing Structure #222 117 Locklin Avenue. Applicant – Byington Sims

This application is seeking approval to install low mounted solar panels on the front plane of the roof.

Solar panels mounted on the front plane of a roof require “public review” per Zoning Code Article 6.15C. This property has been posted with a “Public Notice” of this hearing and property owners in a 300’ radius have been notified by mail.

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.

Agenda Item 5.

Application 19-27 Bisbee Residential Historic District, Non-Contributing Property #529
229A Tombstone Canyon. Applicant-Kim & Jayne Scott

This application is seeking approval to install a prebuilt shed.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to any new construction (or as in this case installation). This property has been posted with a “Public Notice” of this hearing and property owners in a 300’ radius have been notified by mail. The DRB may consider whether the proposed construction conforms with Zoning Code 5.3.4 “Criteria for plan evaluation” page 22
<http://www.bisbeeaz.gov/DocumentCenter/View/1194/Zoning-Code-1998-Updated-May-2014PDF>

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 and Standards for Rehabilitation.

Agenda Item 6.

Application 19-23 Bisbee Residential Historic District, Non-Contributing Structure #40.
410-411 Zacatecas Canyon

This application is seeking approval for demolition of a structure at 411 Zacatecas Canyon.

Pursuant to Bisbee Zoning Code Article 2.6.2E, the property owner is required to obtain approval from the DRB prior to demolishing structures. This property has been posted with a “Public Notice” of this hearing and property owners in a 300’ radius have been notified by mail

Per Article 3.5.5 the DRB Shall determine if the structure meets the criteria for demolition, as well as 'whether and to what extent demolition... effects the structure in question or any contributing structure in the district.'

Per Article 3.5.5, the DRB shall determine if the proposed demolition is consistent with:

A. Bisbee Historic District Guidelines.

B. The Secretary of the Interior's Standards for the Treatment of Historic Properties and Standards for Rehabilitation.

Agenda Item 7.

Application 19-26 Bisbee Residential Historic District, Non-Contributing Property #922 500ATombstone Canyon.

This application is seeking approval to rebuild a garage that was demolished in the past.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to any new construction. This property has been posted with a "Public Notice" of this hearing and property owners in a 300' radius have been notified by mail. The DRB may consider whether the proposed construction conforms with Zoning Code 5.3.4 "Criteria for plan evaluation" page 22

<http://www.bisbeeaz.gov/DocumentCenter/View/1194/Zoning-Code-1998-Updated-May-2014PDF>

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 and Standards for Rehabilitation.

Agenda Item 8.

Application 19-21, Bisbee Residential Historic District, Unnumbered, Non-Contributing Property, 501 Adams Avenue. Applicant-David Hansen

This application is seeking approval to build a new home.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to any new construction. This property has been posted with a “Public Notice” of this hearing and property owners in a 300’ radius have been notified by mail. The DRB may consider whether the proposed construction conforms with Zoning Code 5.3.4 “Criteria for plan evaluation” page 22

<http://www.bisbeeaz.gov/DocumentCenter/View/1194/Zoning-Code-1998-Updated-May-2014PDF>

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 and Standards for Rehabilitation.

Agenda Item 9.

Application 19-31 Bisbee Residential Historic District, Unnumbered, Non-Contributing Property 501 Adams Avenue. Applicant-Phil Bynoe & Lori Gunnell

This application is seeking approval to convert an existing gazebo into a storage shed.

Pursuant to Bisbee Zoning Code Article 3.5.2, the property owner is required to obtain approval from the DRB prior to any changing any exterior features of a structure. The DRB may consider whether the proposed construction conforms with Zoning Code 5.3.4 “Criteria for plan evaluation” page 22

<http://www.bisbeeaz.gov/DocumentCenter/View/1194/Zoning-Code-1998-Updated-May-2014PDF>

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 and Standards for Rehabilitation.

Agenda Item 10

Update regarding the ability of staff to issue citations to violators of our Zoning Code's Historic District regulations

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 118 Arizona St., 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.