

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 Frank Davis at 5:30PM

Roll Call-Board Members

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

Staff: Britt Hanson, City Attorney, Joe Ward, Building Inspector/DRB Staff Liaison

CALL TO THE PUBLIC : One member of the public signed to speak regarding agenda item 8.

Agenda Item 1.

Selection of a Chair and Vice Chair from among the members or a temporary Chair for this meeting only. Peter proposed Frank as Chair and Michael as Vice-Chair. Jon seconded the motion.

Action: The board unanimously approved the motion 7-0

Agenda Item 2.

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

Update on progress toward rehabilitating this dilapidated structure.

Staff described the roof as half complete and relayed David Tynes desire to demo the non-historic rear addition.

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.

Grady and Kate the homeowners presented to the Board. Jon asked if the applicants would be opposed to laying the solar panels flat on the roof. Kate replied that there is no room. Michael pointed out that protocol wasn’t followed and now the applicants were seeking forgiveness. Ben asked if two more panels could be added to a flat array to compensate for the lowered efficiency. Two members of the public spoke, one in favor and one opposed.

Michael proposed that the sides and back of the panel struts be covered in siding matching the home. Todd seconded the motion.

Action: The Board unanimously approved the amended application 7-0

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.

Byington Simms presented this application to the Board.

Todd proposed that the application be approved as submitted. Jon seconded the motion.

Action: The board unanimously approved the motion 7-0

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.

Kim Scott presented the application to the Board. The Members asked that the grooved siding be accented with battens and that the window be of the double hung type to meet the design standards. Mr Scott agreed. Peter proposed that the application be approved with the amended batten siding and double hung style window.

Action: The board unanimously approved the motion 7-0

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.

This application was presented by Carol Dodd. Ben asked that materials be recycled for reuse. Carol stated that this was what was intended. The Board agreed that this structure was beyond repair and potentially dangerous. Peter proposed that this application be approved as submitted. Todd seconded the motion.

Action: The board unanimously approved the motion 7-0

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.

Allan Hoese presented this application to the Board explaining what construction was proposed. Michael proposed that the application be approved as submitted. Stephan seconded the motion.

Action: The board unanimously approved the motion 7-0

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.

David Hansen presented his application to the Board. Peter voiced his concern that the elevations that were used in this application were lacking in detail. David agreed to bring better plans next month's meeting if this agenda item were tabled.

Four members of the public spoke regarding this application. Michael proposed that this application be tabled until July 3rd DRB meeting. Stephan seconded the motion.

Action: The board unanimously approved the motion 7-0

Agenda Item 9.

Application 19-31 Bisbee Residential Historic District, , Non-Contributing Property #193
903 TombstoneCanyon. Applicant-Phil Bynoe & Lori Gunnell

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

Sean Hicks presented this application to the Board, explaining details of the proposed construction. Todd proposed that the application be approved as submitted. Ben seconded the motion.

Action: The board unanimously approved the motion 7-0

Agenda Item 10

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

Staff explained to the Board what had transpired in meetings and e-mails with legal professionals.

No Action Taken

FUTURE AGENDA ITEM SUGGESTIONS

Michael asked that application 19-25 seeking retroactive approval for the replacement of windows at 52A Main Street that was tabled at the May DRB meeting be revisited with the property owner present, at July 3rd meeting

Adjournment: 7:13