

**AGENDA  
DESIGN REVIEW BOARD  
2, 2024, AT 5:30PM  
CITY OF BISBEE COUNCIL CHAMBERS  
915 S. TOVREAVILLE ROAD, BISBEE, AZ 85603**

THE MEETING CALLED TO ORDER BY \_\_\_\_\_ AT \_\_\_\_\_ PM

**ROLL CALL**

| <b>Board Members</b>              | <b>Present</b> | <b>Absent</b> | <b>Excused</b> |
|-----------------------------------|----------------|---------------|----------------|
| Bob de Kruyff                     |                |               |                |
| Peter Gaffer                      |                |               |                |
| Lori Gunnell, Chair               |                |               |                |
| John Guy                          |                |               |                |
| Ben Lepley                        |                |               |                |
| Doug Taylor, Vice Chair           |                |               |                |
| Theodore Schriever                |                |               |                |
| Frank Davis, Council Liaison      |                |               |                |
| J. Emanuel Stuart, Staff Liaison  |                |               |                |
| Xavier Rodriguez, Bldg. Inspector |                |               |                |

**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**. Speaking time limits will be observed during the Call to the Public, the speaking time limit is three (3) minutes per person.

**OLD BUSINESS:**

**Agenda Item 1.**

**Application Number:** 24-92

**Address:** 517 A MAYOR AVE

**Contributing/Non-Contributing:** (C)#272

**Residential/Commercial:** Residential

**Property Owner/Representative:** John Guy

**Description of Work to be done:** Mini-Split, Porch, Railing, and Fence.

**APPLICATION:** Applicant/Representative will present their application to the Board.

**PUBLIC COMMENTS:** Only on this item and there will be a time limit for speaking, three (3) minutes per person.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 2.**

**Application Number:** 24-102

**Address:** 1012 Tombstone Canyon

**Contributing/Non-Contributing:** (C) #725

**Residential/Commercial:** Residential

**Property Owner/Representative:** Ryan Hatch, Backroad Construction.

**Description of Work to be done:** Replacing 18 windows. No removal of trim.

**APPLICATION:** Applicant/Representative will present their application to the Board.

**PUBLIC COMMENTS:** Only on this item and there will be a time limit for speaking, three (3) minutes per person.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**NEW BUSINESS:**

**Agenda Item 3.**

**Application Number:** 24-105

**Address:** 508 Tombstone Canyon

**Contributing/Non-Contributing:** (C) #383

**Residential/Commercial:** Residential

**Property Owner/Representative:** Sandy Hill, Owner / Roof Solutions, Applicant

**Description of Work to be done:** Removing Old Roof and Installing a New Roof System

**APPLICATION:** Applicant/Representative will present their application to the Board.

**PUBLIC COMMENTS:** Only on this item and there will be a time limit for speaking, three (3) minutes per person.

**STAFF COMMENTS:**

**BOARD DISCUSSION:** No public comments beyond this point.

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 4.**

**Application Number:** 24-107

**Address:** 27 Temby Avenue

**Contributing/Non-Contributing:** (NC) #137

**Residential/Commercial:** Residential

**Property Owner/Representative:** Ben Lepley, Owner

**Description of Work to be done:**

- New garage and workshop
- Demolition of small portion of retaining wall
- New small overhang on side of house
- PV Panels
- New electric meter and load center
- Solar Hot Water Panels
- Three exterior lights
- New corrugated fence 6' and 4' high
- New concrete slab and planters

300ft. Notification was sent out September 10, 2024

No Public Comments received at the time of this agenda

**PUBLIC HEARING:**

**APPLICATION:** Applicant/Representative will present their application to the Board.

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** Opposed / In Favor, speaking time limit is three (3) minutes per person.

**DECLARE THE PUBLIC HEARING CLOSED:** *No additional comments will be made once the public hearing is closed.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 5.**

**Application Number:** 24-109

**Address:** 18 Clawson Avenue (Listed on Registry as 19 Clawson Avenue)

**Contributing/Non-Contributing:** (C)Bi-132

**Residential/Commercial:** Residential

**Property Owner/Representative:** Kevin Cole Van Norman, Owner

**Description of Work to be done:** Demoiing the two front rooms salvage the siding, rebuild both rooms with new framing, foundations, and roof.

*300ft. Notification was sent out September 13, 2024*

*No Public Comments received at the time of this agenda*

**PUBLIC HEARING:**

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** *Opposed / In Favor, speaking time limit is three (3) minutes per person.*

**DECLARE THE PUBLIC HEARING CLOSED:** *No additional comments will be made once the public hearing is closed.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 6.**

**Application Number:** 24-113

**Address:** 44 High Road

**Contributing/Non-Contributing:** (NC) #1019

**Residential/Commercial:** Residential

**Property Owner/Representative:** Grady Meadows & Kate Bishop, Owner

**Description of Work to be done:** Addition to Structure

*300ft. Notification was sent out September 13, 2024*

*No Public Comments received at the time of this agenda*

**PUBLIC HEARING:**

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** *Opposed / In Favor, speaking time limit is three (3) minutes per person.*

**DECLARE THE PUBLIC HEARING CLOSED:** *No additional comments will be made once the public hearing is closed.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 7.**

**Application Number:** 24-117

**Address:** 15 Maxfield Avenue

**Contributing/Non-Contributing:** (C)Bi-82

**Residential/Commercial:** Residential

**Property Owner/Representative:** Kevin & Darla Van Norman

**Description of Work to be done:**

- Demo and Rebuild in place dilapidated wrap around deck & balcony
- Demo dilapidated, non-compliant 2<sup>nd</sup> Floor railing
- Install compliant turned wood railings ground level & 2<sup>nd</sup> floor
- Framing 2xPT
- Install composite plank floor material (New Tach Wood or Similar)
- Install beadboard ceiling ground floor

**APPLICATION:** *Applicant/Representative will present their application to the Board.*

**PUBLIC COMMENTS:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**STAFF COMMENTS:**

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE**

**Agenda Item 8.**

Approval of the September 4, 2024, Design Review Board Meeting Minutes.

**STAFF COMMENTS (NO DISCUSSION) –**

**FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED**

- DRB Application 24-104: 51A Spring Canyon – Solar
- DRB Application 24-106: 20 Wood Canyon – Electrical Upgrade
- DRB Application 24-108: 401 Oak Avenue (O'Hara) – Amp Box
- DRB Application 24-110: 31 Subway Street Unit 1 – Signage
- DRB Application 24-111: 212C Opera Drive – Retaining Wall w/ condition
- DRB Application 24-112: 232 Brewery Avenue – Mini Split
- DRB Application 24-114: 747A Tombstone Canyon – Gas Unit
- DRB Application 24-115: 105 Tombstone Canyon – Signage
- DRB Application 24-116: 302 O'Hara Avenue – Roof
- DRB Application 24-118: 39 Howell Avenue – Roof
- DRB Application 24-119: 410C Mason Hill – Roof

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

**ADJOURNMENT:**

Pursuant to A.R.S. § 38-431.02(H), The public will have physical access to Council Chambers 15 minutes before the meeting is scheduled to begin.

*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).*

*Anyone needing special accommodation to attend this meeting should contact the City Clerk office at (520) 520-432-6000 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 76 Erie Street, Bisbee.*