

**AGENDA
DESIGN REVIEW BOARD
NOVEMBER 6, 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

Board Members	Present	Absent	Excused
Bob de Kruffyff			
Peter Gaffer	---	---	X
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: 24-107

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

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: 24-122

Address: 140C Opera Drive

Contributing/Non-Contributing: (C) #1061

Residential/Commercial: Residential

Property Owner/Representative: Michael Czubiak, Owner / Bisbee Panorama, LLC Applicant

Description of Work to be done:

- Addition of HVAC
- Replacing the electrical meter box with two-meter boxes, all in the same spot as the existing one.

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: 24-126

Address: 225A Youngblood Hill

Contributing/Non-Contributing: (NC)#640

Residential/Commercial: Residential

Property Owner/Representative: Todd Conklin, Owner / Tyler Bradberry, Applicant

Description of Work to be done:

- Electric Panel Underground service
- Mini Split x2 Units

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: 24-127

Address: 735 Tombstone Canyon

Contributing/Non-Contributing: (NC)#239

Residential/Commercial: Residential

Property Owner/Representative: John Miller & Deb Van Schaack, Owner

Description of Work to be done: Windows

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 5.

Application Number: 24-132

Address: 600 Tombstone Canyon

Contributing/Non-Contributing: (C)#393

Residential/Commercial: Residential

Property Owner/Representative: Daniel Crisafulli, Owner

Description of Work to be done: Fence modification project

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 6.

Application Number: 24-134

Address: 51 Main Street (45, 47, 49)

Contributing/Non-Contributing: (C)Bi-62

Residential/Commercial: Commercial

Property Owner/Representative: Mary Wenner, Owner – Rich Creek Glass Blowing

Description of Work to be done: Installation of black flow prevention (Arizona Water)

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 7.

Application Number: 24-135

Address: 49 Main Street (45, 47, 51)

Contributing/Non-Contributing: (C)Bi-62

Residential/Commercial: Commercial

Property Owner/Representative: Mary Wenner, Owner - Blue Organic Hair Studio

Description of Work to be done: Installation of black flow prevention (Arizona Water)

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.

Application Number: 24-136

Address: 47 Main Street (45, 49, 51)

Contributing/Non-Contributing: (C)Bi-62

Residential/Commercial: Commercial

Property Owner/Representative: Mary Wenner, Owner – Optimo Hat Works

Description of Work to be done: Installation of black flow prevention (Arizona Water)

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 9.

Application Number: 24-137

Address: 45 Main Street (47, 49, 51)

Contributing/Non-Contributing: (C)Bi-62

Residential/Commercial: Commercial

Property Owner/Representative: Mary Wenner, Owner – Designs by Owen

Description of Work to be done: Installation of black flow prevention (Arizona Water)

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 10.

Application Number: 24-140

Address: 26 Main Street

Contributing/Non-Contributing: (S) Bi-30

Residential/Commercial: Commercial (Fire Damage)

Property Owner/Representative: Letson Partners LLC, Owner

Description of Work to be done:

- Exterior wood windows at ground floor hotel suite
- Window in upper floor sunroom to be in-filled with painted board and batten siding to match existing
- All defunct equipment, conduit, vents and piping are to be removed from the south façade. Siding and stucco is to be patched to match existing
- One ground mounted and one wall mounted condensing unit are to be relocated to the roof
- All acrylic skylights to be replaced- all glazed skylights to be repaired
- New roof shingles, TPO, and roll roofing to replace existing

- Main Street façade to be repaired to pre-fire condition

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 11.

Application Number: 24-141

Address: 10 Naco Road

Contributing/Non-Contributing: (C)Bi-238

Residential/Commercial: Commercial

Property Owner/Representative: Bisbee Lyric LLC, Owner Michael Stefaun

Description of Work to be done: Installation of black flow prevention (Arizona Water)

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 12.

Approval of the October 2, 2024, Design Review Board Meeting Minutes.

STAFF COMMENTS (NO DISCUSSION) –

FOLLOWING APPLICATIONS WERE ADMINISTRATIVELY APPROVED

- DRB Application 24-120: 152 Quality Hill -Roof
- DRB Application 24-121: 61B Shearer Ave – Retaining Wall
- DRB Application 24-123: 15 Maxfield – Mini Split
- DRB Application 24-124: 65 Brewery Ave - Mini Split with screening
- DRB Application 24-125: 106 Star Ave – Retaining Wall
- DRB Application 24-128: 1 Copper Queen Plaza – Air Conditioning
- DRB Application 24-129: 231 Brewery Ave – Mini Split
- DRB Application 24-130: 10A Art Ave – Mini Split
- DRB Application 24-131: 223 Youngblood Hill – Stairs
- DRB Application 24-133: 737B Tombstone Canyon – Exterior finishes, Stairway & Mini Split
- DRB Application 24-138: 155 Brewery Ave – Windows/ Door like for like
- DRB Application 24-139: 728 Tombstone Canyon - 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.