



BOARD OF ADJUSTMENT MEETING MINUTES
CITY OF BISBEE COUNCIL CHAMBERS LOCATED AT
118 ARIZONA STREET, BISBEE, AZ 85603
TUESDAY, JUNE 18, 2025, 5:30PM

CALL TO ORDER:

ROLL CALL- BOARD MEMBERS / STAFF

	PRESENT	ABSENT	EXCUSED
Tyler Bradberry	X		
Cado Daily	X		
Melissa Hartman, Chair	X		
Fred Miller			X
Sharon Stetter			X
Kathleen Buchanan	X		
VACANT	---	---	---
Ken Budge, Council Liaison			X
Emanuel Stuart, Staff Liaison	X		
Xavier Rodriguez, Bldg. Inspector / Code Enforce.	X		

Agenda Item 1.

BOA 25-03

Applicant: Jeffrey Vanderhorst

Location: 8 Cochise Trail Bisbee, AZ 85603

Requesting a Variance: Variance to erect a carport on the property with a less than 15ft. setback in front of the house.

A. Opening of the Public Hearing

MS. HARTMAN OPENED THE PUBLIC HEARING

B. Presentation by the Applicant

Mr Vanderhorst presented the application for the variance. He requested permission to build a structurally sound and visually appealing carport over their 20-by-20-foot parking area which is closer to the front of the property line than the code allows. He noted that nearby homes along Cochise Trail, including their neighbor's have carports that are closer to the property line than what they are proposing. He felt this would be more attractive and practical than a temporary sunshade.

C. Summarization by City Staff

The variance request sought approval to place a carport closer to the front property line than the required 15-foot setback. After reviewing the request, the City of Bisbee planner recommended approval to the Board of Adjustment, citing the parcel's existing development pattern and surrounding context. It was determined that strict application of the zoning code would have deprived the property of rights and privileges enjoyed by similar properties in the same zoning district. Granting the variance was seen as allowing reasonable use of the property in a manner consistent with surrounding development.

D. Comments by persons in favor.

Staff read two letters in favor of the project. One from Mr. Hunter Bachrach which said: “Good morning. As a neighbor in Warren, I would ask the Board of Adjustment to approve Mr Vanderhorst’s request for a lot line set back variance to construct a carport. Lots are small in Warren (and Bisbee in general) and the setback requirements are extremely prohibitive. Due to these tight (and perhaps outdated) restrictions, even simple and minor home improvements become difficult to achieve. I firmly believe that the City of Bisbee should encourage any and all home improvements that don’t threaten public safety nor the character of the town. Mr Vanderhorst’s proposed carport structure appears to absolutely meet that criteria. A short walk through any Bisbee neighborhood will show that many homes are in decayed and diminished condition. Please support homeowners that have the desire to make repairs and improvements in our town. Sincerely, Hunter Bachrach”

A second letter was read that said: “This message is in support of the variance requested by Jeffrey Vanderhorst who resides at number 8 Cochise Trail, Bisbee AZ 85603 - I, the undersigned support the variance application to erect a carport on property with less than a 15ft. Setback, in the front of the house, located as stated above, number 8 Cochise Trail, Bisbee AZ 85603 Julio L. Carrello”

E. Comments by persons opposed.

NONE

F. Rebuttal by the Applicant

NONE

G. Closure of the Public Hearing

MS. HARTMAN CLOSED THE PUBLIC HEARING.

H. Discussion of the Variance Application among the Board Members

Ms. Daily said she had visited the property and observed that it was approximately three feet short of meeting the required 15-foot setback. They noted that the topography of the site, specifically a drop-off behind the proposed location, restricted the ability to move the carport farther back onto the property. As a result, they concluded that the property was topographically constrained from meeting the setback requirement.

Mr. Bradberry said he had driven by the property the previous day and observed that constructing a carport with the required setback would require significant work, including building retaining walls and filling. He noted the presence of another shed on the property that also did not meet the setback requirement and pointed out that many neighboring homes had similar structures—sheds, carports, or garages—that did not comply either. Given the steep hillside, they felt there were limited options and concluded that the property owner’s best hope was a favorable vote on the variance. He then asked what kind of structure the applicant intended to build.

The applicant said that he wanted to explore options after getting approval but wanted to put something more substantial.

I. Call for Motion and Decision by the Board

Ms. Hartman asked if they wanted to entertain a motion.

MOTION: Ms. Daily moved to approve the variance.

SECOND: Ms. Hartman

MOTION PASSED: UNANIMOUSLY

ADJOURNMENT: 5:47 PM