



BOARD OF ADJUSTMENT MEETING

**CITY OF BISBEE COUNCIL CHAMBERS LOCATED AT
118 ARIZONA STREET, BISBEE, AZ 85603
WEDNESDAY, SEPTEMBER 17, 2025, 5:30PM**

CALL TO ORDER:

ROLL CALL- BOARD MEMBERS / STAFF

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

Agenda Item 1.

BOA 25-04

Applicant: Norman Miller, Owner

Location: 61 Opera Drive Bisbee, AZ 85603

Requesting a Variance: Variance for the construction of a pagoda, on a property with no main building

- A. Opening of the Public Hearing
- B. Presentation by the Applicant
- C. Summarization by City Staff
- D. Comments by persons in favor (Speaking time limit three (3) minutes per person.
- E. Comments by persons opposed (Speaking time limit three (3) minutes per person.
- F. Rebuttal by the Applicant
- G. Closure of the Public Hearing
- H. Discussion of the Variance Application among the Board Members
- I. Call for Motion and Decision by the Board

Agenda Item 2.

BOA 25-03

Applicant: Doug Nystrom / Elivia & Felipe Villa, Owner

Location: 503 Harrison Avenue Bisbee, AZ 85603

Requesting a Variance: Variance to extend the existing front porch roof to a 5-foot setback, which is less than the required setback under current zoning regulations.

- A. Opening of the Public Hearing
- B. Presentation by the Applicant
- C. Summarization by City Staff

- D. Comments by persons in favor (Speaking time limit three (3) minutes per person.
- E. Comments by persons opposed (Speaking time limit three (3) minutes per person.
- F. Rebuttal by the Applicant
- G. Closure of the Public Hearing
- H. Discussion of the Variance Application among the Board Members
- I. Call for Motion and Decision by the Board

Pursuant to A.R.S. 38-431.03(A)(3), the Board may vote to enter into an executive session at any point during this meeting for discussion and consultation for legal advice with its attorney(s).

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.

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 118 Arizona Street, Bisbee.