



BOARD OF ADJUSTMENT MEETING

**CITY OF BISBEE COUNCIL CHAMBERS LOCATED AT
118 ARIZONA STREET, BISBEE, AZ 85603
MONDAY, APRIL 20, 2026, 5:30PM**

CALL TO ORDER:

ROLL CALL- BOARD MEMBERS / STAFF

	PRESENT	ABSENT	EXCUSED
Tyler Bradberry			
Kathleen Buchanan			
Cado Daily			
Alisia Espiriti			
Melissa Hartman, Chair			
Fred Miller			
VACANT			
Mel Sowid, Council Liaison			
Emanuel Stuart, Staff Liaison			
Xavier Rodriguez, Bldg. and Zoning Inspector			
Claudio Estrada, Code Enforcement Officer			

Agenda Item 1.

BOA 26-02

Applicant: David Hallikainen, Owner

Location: 103-63-019A located adjacent to 27 High Road Bisbee, AZ 85603

Requesting a Variance: Variance for the construction of a shed, on a property with no main building which is required 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. Rebuttal by City Staff
- H. Closure of the Public Hearing
- I. Discussion of the Variance Application among the Board Members
- J. Call for Motion and Decision by the Board

Agenda Item 2.

BOA 26-03

Applicant: Lynelle Gae, Owner

Location: 207 Pittsburg Avenue Bisbee, AZ 85603

Requesting an Appeal: Appeal of a Notice of Violation letter received for Violation of the City of Bisbee City Code Article 7.10 Light Pollution, Subsection 7.10.5A(1)(2)(3)(4)(5) Mounting Height, Shielding and Light Trespass due to no lamp or light source should be directly visible from any other property and the City of Bisbee Zoning Code Article 6 General Provisions, Subsection 6.4A (1)(2) Walls and Fences due to parts of the fence that are not in compliance with code.

- 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. Rebuttal by City Staff
- H. Closure of the Public Hearing
- I. Discussion of the Appeal Application among the Board Members
- J. 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.