

**BOARD OF ADJUSTMENT PUBLIC HEARING
THURSDAY, JANUARY 13, 2022 AT 5:30PM
VIA ZOOM MEETING PLATFORM**

MINUTES

ZOOM MEETING PLATFORM

CALL TO ORDER: 5:32PM

ROLL CALL- BOARD MEMBERS/ STAFF

| | Present | Absent | Excused |
|--|----------------|---------------|----------------|
| Tyler Bradberry | X | | |
| Melissa Hartman, Vice Chair | X | | |
| William (Bill) Higgins | X | | |
| Fred Miller | | | X |
| Thomas Patterson | X | | |
| Anthony Underwood | X | | |
| VACANT | | | |
| Ken Budge, Council Liaison to the Board | X | | |
| Doug Taylor, Staff Liaison to the Board | X | | |
| Joe Ward, Bldg. Inspector | X | | |
| Joe Estes, City Attorney | X | | |

Agenda Item 1.

The election of a Chair and Vice Chair from among the members.

Mr. Higgins nominated Melissa Hartman for chair.

Mr. Patterson seconded the nomination

Mr. Patterson moved to close nominations

Mr. Bradberry seconded

MOTION PASSED: UNANIMOUSLY to close the nominations

MOTION PASSED: UNANIMOUSLY Melissa Hartman elected as chair of the Board of Adjustment

Mr. Higgins nominated Tom Patterson for vice-chair

Mr. Bradberry seconded

Ms. Hartman moved to close nominations

Mr. Patterson seconded

MOTION PASSED: UNANIMOUSLY to close the nominations

MOTION PASSED: UNANIMOUSLY Tom Patterson elected as vice-chair of the Board of Adjustment

Agenda Item 2. BOA21-06 HISTORIC DISTRICT CONTRIBUTING PROPERTY #272

APPLICANT: Paula Bird & Deborah Wood

PRESENTED BY: Brian Hope, Hope CGI LLC, representative of home owners

LOCATION: 517 A Mayor Avenue, Bisbee, AZ

APPEAL: the decision made by the Bisbee Design Review Board on November 3, 2021 and July 7, 2021 for DRB Application 21-54 for Demolition of Structure.

A. Opening of the Hearing

Ms. Hartman opened the Public Hearing.

B. Presentation by the Applicant

Mr. Hope representative for 517 A Mayor Avenue presented the appeal to the board.

Mr. Hope read into the record the following letters:

- **Letter dated September 9, 2021 from Satori Buildings Inc. in support of demolition**
- **Letter dated September 27, 2021 from George P. Lounsbury, P.E. (Civil Engineer in support of demolition**
- **Letter dated 11/15/2021 from Mr. Brian Hope in support of demolition**

C. Presentation by City Staff

Ms. Williams, Deputy City Clerk read into the record the Structural Engineer report from Cannon Consultants, LLC. Dated January 10, 2022: The house would be able to be repaired and restored (rebuilt and saved) without demolition.

Mr. Taylor, Staff Liaison gave the City's position of the single family residence at 517 A Mayor Avenue. The building can be saved and should be saved.

D. Comments by persons in favor

- **Linda Santellanes, Design Review Board Chair**
- **Scot Perfect, Design Review Board Vice-Chair**

E. Comments by persons opposed

- **Ben Lepley, member of the Design Review Board**
- **Shawn Young, former member of the Design Review Board**
- **Al Straiti**
- **Jon Sky**

Ms. Williams, Deputy City Clerk read the following letters into the record:

- **Dale Miller resident of Tombstone Canyon**
- **Astrid Construction LLC Patrick Willson**
- **Al Martinez, Superintendent for Conklin Concrete**
- **Peter Gaffer, member of the Design Review Board**
- **Michael McPartlin resident of Tombstone Canyon**
- **Michael Graves, Lithik Construction Inc.**
- **Tom and Nanette Slusser**

F. Rebuttal by the Applicant

Mr. Hope, representative for 517 A Mayor Avenue spoke and restated the position of demolition as the only option.

G. Rebuttal by City Staff

Joe Ward, Bldg. Inspector reiterated the reasons that the building should be saved.

H. Closing of Hearing

Ms. Hartman closed the Public Hearing

I. Discussion of the Appeal Application among the Board members

Ms. Williams, Deputy City Clerk read into the record a letter from Fred Miller, Board member to uphold the DRB decision to deny a permit for demolition of the structure at 517 A Mayor Avenue.

The Board discussed the Appeal and came to a general consensus that the Design Review Board decision remain; denial of the demolition for 517 A Mayor Avenue.

J. Call for motion and vote by the Board

MOTION: Mr. Higgins moved to affirm the decision of the Design and Review Board to deny demolition of 517 A Mayor Avenue.

SECOND: Mr. Patterson

MOTION PASSED: UNANIMOUSLY

The Board may reverse or affirm, wholly or partly or modify the Design Review Board decision.

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).

ADJOURNMENT: 6:45PM

MOTION: Mr. Higgins moved to adjourn

SECOND: Mr. Patterson

MOTION PASSED: UNANIMOUSLY