

# AGENDA

## Design Review Board

### August 3, 2022, at 5:30 PM

#### City of Bisbee Council Chambers

#### 915 S. Tovreaville Rd. Bisbee, AZ

The Meeting Called to Order by \_\_\_\_\_ at \_\_\_\_\_ PM

#### Roll Call-Board Members

Design Review Board	Present	Absent	Excused
Ed Briggs			
Peter Gaffer			
Stephan Green			
Lori Gunnell, Chair			
Ben Lepley			
Scot Perfect, Vice Chair			
Theodore Schriever			
Frank Davis, Council Liaison to the Board			
Vacant, Staff Liaison to the Board			

***Bisbee enjoys a rich multi-cultural heritage evident through its Historic buildings, neighborhoods, and structures. Less visible, Equally important, are the archaeological resources of Bisbee's past. Protection and enhancement of Bisbee's heritage is critical to preserving the unique identity of our community.***

**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.

- Introduction of new member - Theodore Schriever

#### **OLD BUSINESS**

##### **Agenda Item 1.**

**Application #:** 22-28

**Address:** 132 A Opera Drive

**Contributing / Non-Contributing:** (NC) #1056- Residential

**Property Owner / Representative:** Scott Schmelder & Chris Dangerfield

**Description of Work to be done:** Remodel of 762 SF Single Family Residence, Demo 2 Each closet structures as shown, Demo and/or reconfigure 9 Each roof planes as shown, Replace and/or install consistent roofing material as shown. Install new pine fascia complete as shown, install seamless gutters as shown, install 1 each new bi-fold door as shown, install 1 each new single hung window as shown, replace 8 each windows in kind as shown. Match infill board and batten siding to existing as shown. Window and door alterations as described on attached schedule.

The 300ft. Notification was sent out on May 3, 2022 – June 6, 2022 – July 12, 2022.

No public comments received at the time of this agenda.

**PUBLIC HEARING**

**CALL FOR THE APPLICATION:** *Applicant / Representative will present their application to the Board*

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** *Opposed / in favor, speaking time limit is three (3) minutes per person.*

**DECLARE THE PUBLIC HEARING CLOSED:** *No additional comments will be made once the Public Hearing is closed.*

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL MOTION AND VOTE (ROLL CALL VOTE)**

**NEW BUSINESS**

**Agenda Item 2.**

**Application #:** 22-10A

**Address:** 114 B Quality Hill Road

**Contributing / Non-Contributing:** (NC) #763 – Residential

**Property Owner / Representative:** Chuck Coughlin / Paul Syson

**Description of Work to be done:** Application is being amended from the original submission / approval - adding (1) 32" walk door to the street side of the garage.

**CALL FOR THE APPLICATION:** *Applicant / Representative will present their application to the Board*

**PUBLIC COMMENT:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 3.**

**Application #:** 22-42

**Address:** 117 Locklin Avenue

**Contributing / Non-Contributing:** (NC) #222 – Residential

**Property Owner / Representative:** Byington Sims / Jared Sheldon

**Description of Work to be done:** Retro-Active Approval for the Construction of a 20' x8' Tool / Storage Shed.

***The Design Review Board will need to determine the appropriateness of the design of the shed and the placement of the shed in the front yard.***

**ZONING CODE: ARTICLE 6 “GENERAL PROVISIONS” SECTION 6.3  
“ADDITIONAL AREA REGULATIONS” SUBSECTION 6.3.1 “ACCESSORY  
BUILDINGS” (C):**

No accessory building, other than a private garage or carport, shall be permitted in a front yard.

**ZONING CODE: ARTICLE 5 “SPECIFIC PLAN ZONING” SECTION 5.3  
“SPECIAL PROVISIONS FOR THE HISTORIC DISTRICT” SUBSECTION 5.3.2  
“SETBACKS” (B)(2):**

In those areas in which there are established front or rear setbacks for the existing developed properties within the same or adjacent blocks that are greater than or less than ten (10) feet, the Design Review Board may increase or decrease the front or rear setback for new structures as necessary to maintain the uniform characteristics of the at particular street frontage.

- The location of the shed will be directly on the property line.

The 300ft. Notification was sent out on July 19, 2022.

No public comments received at the time of this agenda.

**PUBLIC HEARING**

**CALL FOR THE APPLICATION: Applicant / Representative will present their application to the Board**

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS: Opposed / in favor, speaking time limit is three (3) minutes per person.**

**DECLARE THE PUBLIC HEARING CLOSED: No additional comments will be made once the Public Hearing is closed.**

**BOARD DISCUSSION: No public comments beyond this point.**

**BOARD WILL MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 4.**

**Application #: 22-43**

**Address: 178 Quality Hill (Listed as 178 Cross in GIS System)**

**Contributing / Non-Contributing: (NC) #674 – Residential**

**Property Owner / Representative: Janet Parkhurst & Robert Strittmatter**

**Description of Work to be done: Adding roof to existing deck on the north facing side of the property – Corrugated sheets, proposed to use water-proof polycarbonate panels.**

***The Design Review needs to determine if the polycarbonate panels that will be used are appropriate for the roof since the material is not metal.***

**CALL FOR THE APPLICATION: Applicant / Representative will present their application to the Board**

**PUBLIC COMMENT: Only on this item and there will be a time limit for speaking, three (3) minutes per person.**

**BOARD DISCUSSION: No public comments beyond this point.**

**BOARD WILL TAKE A MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 5.**

**Application #: 22-44**

**Address: 253 B Brewery Avenue**

**Contributing / Non-Contributing: (C) #1090 – Residential**

**Property Owner / Representative: Martin G. Thomas & Pamela J. Davis**

**Description of Work to be done: Retro-Active Approval for the Construction and alteration of a new Patio Roof Addition, Re-Construction of Patio Roof, Railing and Fencing Modifications and Construct New Shade Covering.**

***The was an Unauthorized Porch - asked to stop work and apply for DRB Approval.***

The 300ft. Notification was sent out on June 12, 2022.

No public comments received at the time of this agenda.

**PUBLIC HEARING**

**CALL FOR THE APPLICATION: Applicant / Representative will present their application to the Board**

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:  
*Opposed / in favor, speaking time limit is three (3) minutes per person.***

**DECLARE THE PUBLIC HEARING CLOSED: *No additional comments will be made once the Public Hearing is closed.***

**BOARD DISCUSSION: *No public comments beyond this point.***

**BOARD WILL MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 6.**

**Application #: 22-45**

**Address: 517 A Mayor Avenue**

**Contributing / Non-Contributing: (C) #272 – Residential**

**Property Owner / Representative: John & Barbara Guy**

**Description of Work to be done: Seeking Approval for Partial Demolition, Addition to a Structure and Exterior Finishes.**

***Preserve the visual character and much of original exterior materials and increase square footage. It will have very little visual variations. Extending the roof trusses for a 5' extension on the house to the north, increasing the length of the house by 3' across the front elevation and transforming the 525 sq. Ft. Structure into a 760 sq. Ft. Home that will have the same look as the home built in 1910; located at 517 a Mayer Avenue.***

The 300ft. Notification was sent out on June 14, 2022.

No public comments received at the time of this agenda.

**PUBLIC HEARING**

**CALL FOR THE APPLICATION: *Applicant / Representative will present their application to the Board***

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:  
*Opposed / in favor, speaking time limit is three (3) minutes per person.***

**DECLARE THE PUBLIC HEARING CLOSED: *No additional comments will be made once the Public Hearing is closed.***

**BOARD DISCUSSION: *No public comments beyond this point.***

**BOARD WILL MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 7.**

**Application #: 22-46**

**Address: 36 Wood Canyon**

**Contributing / Non-Contributing: (C) #204 – Residential**

**Property Owner / Representative: Robert & Michele Munsey**

**Description of Work to be done: Replacing windows from 1960's add-on. Removing old Aluminum windows with energy efficient.**

**CALL FOR THE APPLICATION: *Applicant / Representative will present their application to the Board***

**PUBLIC COMMENT: *Only on this item and there will be a time limit for speaking, three (3) minutes per person.***

**BOARD DISCUSSION: *No public comments beyond this point.***

**BOARD WILL TAKE A MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 8.**

**Application #: 22-47**

**Address: 1642 West Blvd.**

**Contributing / Non-Contributing:** (C) #734 – Residential  
**Property Owner / Representative:** Tom & Dawn Sullivan

**Description of Work to be done:** Building a 230 Sq. Ft. Addition that will match existing Santa Fe Style Frame and Stucco home.

The 300ft. Notification was sent out on June 19, 2022.

- One (1) Public Comment was received at the time of this agenda supporting the approval of the addition project as submitted.

**PUBLIC HEARING**

**CALL FOR THE APPLICATION:** *Applicant / Representative will present their application to the Board*

**DECLARE THE PUBLIC HEARING OPEN AND RECEIVE PUBLIC COMMENTS:** *Opposed / in favor, speaking time limit is three (3) minutes per person.*

**DECLARE THE PUBLIC HEARING CLOSED:** *No additional comments will be made once the Public Hearing is closed.*

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 9.**

**Application #:** 22-49

**Address:** 63 Brewery Avenue

**Contributing / Non-Contributing:** (C) #Bi-180 – Commercial -CM2

**Property Owner / Representative:** Sarah Prochnau

**Description of Work to be done:** Windows / Stairwell

Windows will be same dimensions (36x50) design and trim as existing windows. Windows will be operable- existing windows are inoperable. The Stairwell will be like for like materials wood stairs / handrail.

**CALL FOR THE APPLICATION:** *Applicant / Representative will present their application to the Board*

**PUBLIC COMMENT:** *Only on this item and there will be a time limit for speaking, three (3) minutes per person.*

**BOARD DISCUSSION:** *No public comments beyond this point.*

**BOARD WILL TAKE A MOTION AND VOTE (ROLL CALL VOTE)**

**Agenda Item 10.**

Approval of the July 6, 2022, Design Review Board Meeting Minutes. **(ROLL CALL VOTE)**

**Staff Comments (NO DISCUSSION)**

**FUTURE AGENDA ITEM SUGGESTIONS** (Board members may suggest topics for future meeting agendas, but Board will not discuss, deliberate, or take any action on these topics.)

**Adjournment:**

*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.*