



Board of Zoning Appeals Minutes February 27, 2024

Members Present: Andrew Karas, Vice Chair
Richard Fiden
Tony Axsom
Katrina Freier

Member Not Present: John Wells, Chair

Staff Members Present: Madison Workman, Zoning Administrator

I. Call to Order

Andrew Karas called the meeting to order at 6:02 PM and read the opening remarks.

II. FOIA and Roll Call by Planning & Zoning Administrator, Establishment of a Quorum

Ms. Workman read the FOIA statement, conducted roll call, and established a quorum for the record.

III. Minutes of the Board of Zoning Appeals

Mr. Karas asked for a motion to approve minutes from January 23, 2024. Mrs. Freier made a motion to approve the minutes as submitted. Mr. Axsom seconded the motion. All in Favor. Motion carries.

IV. New Business

Mr. Karas opened the Business Meeting for the following item:

A. VA-2024-01 (Variance Request for 1375 Lyman Road)

There were no public hearing comments.

The applicant for this request was not present at the meeting.

Board of Zoning Appeals members and staff discussed the request.

Mr. Karas asked staff to clarify if the property was originally built as residential or commercial. Staff clarified that the property was built as commercial. Mrs. Freier asked if the property was originally a part of the Town or if it was annexed. Staff stated that the exact date of when the property entered the Town of Lyman jurisdiction is unknown, given its age. Mrs. Freier requested clarification on the size of the congregation and how that would impact traffic in that area, as well as if the parking meets the requirements. Staff clarified that the traffic impact would be small given the small congregation of the church and that the project has met all other parking requirements except for the 50 ft location distance that they are requesting relief from. Mrs. Freier asked if the conditions were explained to the applicant prior to their purchase of the property. Staff answered that the applicant was notified of the zoning requirements via email prior to closing on the property.

Mrs. Freier asked if there would be any buffering required for this site. Staff clarified that there would be, and it would be discussed with the applicant during the site plan review process. The Board requested that staff clarify the requirements for parking in this location and how the existing parking on the site will be affected. Staff clarified the parking requirements and stated that if the request is approved by the board, then staff and the applicant would continue the review process of the site plan.

ACTION:

Mrs. Freier made a motion to table this agenda item until the next scheduled meeting so that the applicant could attend. Mr. Axsom seconded the motion. The motion was approved 3-0, with Mr. Fiden voting against.

VI. Adjourn

There being no other business to discuss, Mr. Axsom made a motion to adjourn. Mrs. Freier seconded the motion. All in Favor. The meeting was adjourned at 6:35 p.m.