



MINUTES

Board of Zoning Adjustment Meeting

4:00 PM - Wednesday, February 4, 2026

Board Chambers, 133 Convention Boulevard

Call to Order

Chairman Ramick called the meeting to order at 4:00 p.m.

Roll Call

Roll Call of the Board of Zoning Adjustment Members:

Present: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

Not Present: None

Consider Previous Minutes

Adoption of Minutes

Moved by Bill Lemond, seconded by William Harding, to approve the November 19, 2025 minutes as presented.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

Approval of Agenda

Moved by Bill Lemond, seconded by Bart Stafford, to approve the meeting's agenda as presented.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

New Business

1. ***BZA-25-193- 539 Burchwood Bay Road -Variance request from the requirements of H.S.C. § 16-2-10.1 to construct a detached accessory structure located in the front yard.***

Staff: Dawn Sweet-Dobbs

FINDINGS:

This variance request application meets the submission requirements of H.S.C. §16-2-14.3. The variance request to allow for the construction of a 24' x 50' detached garage in the front yard, per the requirements of the H.S.C. §16-2-10.1 & H.S.C. §16-2-10.2 will not disturb the community or fundamentally alter the character of the neighborhood. Circumstances unique to the property are the depth of over 300 linear feet, the steep slope in the rear, and property's odd shape, the existing residence constructed closer to the lake making a limited back yard available; a steep slope in the back yard; 20 feet of waterfront filtration and stabilization zone requirement; as well as flood plain challenges specific to the property. The application meets the standards for approval.

RECOMMENDATION:

Approve the variance request to allow for the proposed construction of a 24' x 50' detached garage in the front yard as shown on the provided survey, per the requirements of the H.S.C. § 16-2-10.1 and H.S.C. §16-2-10.2 on the subject property located at 539 Burchwood Bay Road because the application demonstrates compliance with the requirements (by exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, or undue hardships upon the owner to develop their property) and that the request is in keeping with the spirit and intent of the provisions of the Code according to H.S.C. § 16-2-14.3 Variance (e) Approval Standards with the following condition:

1)An approved variance will expire one year from the date of approval, January 28, 2027, unless a building permit is obtained or applied for within such period. The board of zoning adjustment may grant an extension for a period of validity so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration.

Speakers:

Phil White -253 Serendipity Trail -Applicant Representative

Moved by William Harding, seconded by Bill Lemond, to approve the item with the staff report findings and recommendation.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

2. ***BZA-25-194 - 112 Stonewall St. - After the fact side yard setback variance request from the requirements of H.S.C. § 16-2-5.3 for a constructed commercial building in C-R zoning.***

Staff: Dawn Sweet-Dobbs

FINDINGS:

This variance request application meets the submission requirements of H.S.C. §16-2-14.3 (e). The request for an after the fact variance on the side yard setback for the constructed 50' x 60' shop, per the requirements of the H.S.C. §16-2-5.3 will not disturb the community or fundamentally alter the character of the neighborhood because Stonewall Street unexpectedly divides the neighboring Parcel #53314, providing a buffer of sorts.

According to the December 15, 2025, Malone survey, the newly constructed shop of 50' by 60' (3,000 sq./ft.) is shown to be constructed within the setback requirements for the C-R zone except for the S/SE side yard property line where the structure encroaches into the 5' setback by 2.61 feet making the distance from the property line 2.39 feet at the southwest corner. The approval standard being that as such action will be in keeping with the spirit and intent of the provisions of the code.

RECOMMENDATION:

Approve the after-the-fact side yard setback variance request for the 2.39 feet as shown on the provided survey, per the requirements of the H.S.C. §16-2-14.3 on the subject property located at 112 Stonewall Street will not disturb the community or fundamentally alter the character of the neighborhood because Stonewall Street as-built unexpectedly divides the neighboring Parcel #53314 providing a buffer of sorts and therefore the application demonstrates compliance with the requirements that the request is in keeping with the spirit and intent of the provisions of the Code according to H.S.C. § 16-2-14.3 Variance (e) Approval Standards.

Speakers:

Brent James -112 Stonewall St. -Applicant
Jimmy Owens -137 Stonewall St.

Moved by Bill Lemond, seconded by William Harding, to approve the item with staff report findings and recommendation.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

3. ***BZA-26-004 - 202 Sebreze Ln. - Variance request from the requirements of H.S.C. § 16-2-10.1 to construct a detached accessory structure located in the front yard.***

Staff: Dawn Sweet-Dobbs

FINDINGS:

This variance request application meets the submission requirements of H.S.C. §16-2-14.3. The variance request to allow for the construction of a 24' x 24' detached garage in the front yard, per the requirements of the H.S.C. §16-2-10.1 & H.S.C. §16-2-10.2 will not disturb the community or fundamentally alter the character of the neighborhood. Circumstances unique to the property are the depth of over 850 linear feet, the steep

slope in the rear, and property's odd shape, the existing residence constructed closer to the lake making a limited back yard available; a steep slope in the back yard; 20 feet of waterfront filtration and stabilization zone requirement; as well as flood plain challenges specific to the property. The application meets the standards for approval.

RECOMMENDATION:

Approve the variance request to allow for the proposed construction of a 24' x 24' detached garage in the front yard as shown on the provided site plan, per the requirements of the H.S.C. § 16-2-10.1 and H.S.C. §16-2-10.2 on the subject property located at 202 Sebreze Lane because the application demonstrates compliance with the requirements (by exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, or undue hardships upon the owner to develop their property) and that the request is in keeping with the spirit and intent of the provisions of the Code according to H.S.C. § 16-2-14.3 Variance (e) Approval Standards with the following condition:

1)An approved variance will expire one year from the date of approval, January 28, 2027, unless a building permit is obtained or applied for within such period. The board of zoning adjustment may grant an extension for a period of validity so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration.

Speakers:

Bruce Cozart - 420 Rock Creek Rd. -Applicant

Moved by Bill Lemond, seconded by William Harding, to approve the item with staff report findings and recommendation.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

4. MISC-25-091 - Board of Zoning Adjustment annual election of officers.

Staff: Dawn Sweet-Dobbs

Nomination - Chair

Bill Lemond - Motion from Bart Stafford and Second from William Harding (Unanimous)

Nomination - Vice Chair

William Harding - Motion from Bill Lemond and Second from Bart Stafford (Unanimous)

Moved by Bart Stafford, seconded by William Harding, to approve the nominations of Chair to Bill Lemond and Vice Chair William Harding.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

Directors Report

Staff: Dawn Sweet-Dobbs

Nothing to report.

Adjournment

Moved by William Harding, seconded by Bill Lemond, to adjourn the February 4, 2026 Board of Zoning Adjustment meeting.

Carried by the following votes:

Ayes: Member Bill Lemond, Chair Rick Ramick, Member Bart Stafford, Vice Chair William Harding, and Member Renee Williams

A handwritten signature in cursive script, appearing to read "Bill Lemond", is written over a horizontal line.

Attest