



## Board of Zoning Appeals Minutes February 25<sup>th</sup>, 2025

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

**Member Not Present:** All members were present

**Staff Members Present:** Madison Workman, Zoning Administrator

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### **I. Call to Order**

Mr. Axsom called the meeting to order at 6:00 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. Axsom asked for a motion to approve minutes from December 17<sup>th</sup>, 2024. Mrs. Freier made a motion to approve the minutes as submitted. Mr. Wells seconded the motion. All in Favor. Motion carries.

### **IV. New Business**

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

#### **A. VA-2025-01 (Variance Request for 210 Inman Road)**

No one from the public requested to speak during the Public Hearing portion of the meeting.

Staff provided the Board with an overview of the request.

The applicant, Denise Martocci, was present at the meeting and spoke on behalf of the request.

The Board of Zoning Appeals members and staff discussed the request.

Mr. Fiden asked the applicant to clarify if the entire length of the fence was replaced or if it was only a small portion. The applicant stated that the entire length of the fence was replaced. Mrs. Freier asked the applicant to clarify a statement the applicant listed on her application regarding sharing the fence with the neighbor. The applicant stated that they were not sharing the fence with their neighbor because the neighbor had an adjacent fence that abutted the applicants.

Mr. Axsom asked staff if the builder informed the town that they were installing a fence on the applicant's property. Ms. Workman stated that the town was not informed by the builder. Mr. Axsom then asked the applicant if the builder moved the fence location any when they were replacing the old fence. The applicant stated that it had not moved.

Mrs. Freier asked staff if there was a regulation or ordinance in the Town of Lyman that required fences to be installed a certain distance from the property line. Ms. Workman stated that the Town does not have an ordinance pertaining to that.

**ACTION:** Mrs. Freier made a motion to deny VA-2025-01, a Variance Request for 210 Inman Road to allow for a fence to have the finished side facing inward. Mr. Fiden seconded the motion. The motion was approved 3-2, with Mr. Wells and Mr. Axsom voting in opposition.

## **V. Planning and Zoning Report**

The Zoning Administrator gave the Board of Zoning Appeals members a brief summary of what the department did in January.

## **VI. Adjourn**

There being no other business to discuss, Mr. Axsom asked for a motion regarding adjournment. Mrs. Freier made a motion to adjourn. Mr. Karas seconded the motion. All in Favor. The meeting was adjourned at 6:12 p.m.