



BOARD OF ZONING APPEALS



MINUTES

April 9, 2026

Administrative Office Complex
153 Washington Street
Board of Supervisors Room
Meeting Convened - 7:00 PM

1. Call to Order

MEMBERS PRESENT: Bill Wise (Chair), Mike Fitzgerald, Peter Bryan

MEMBERS ABSENT: None

STAFF PRESENT: Tyler Creasy (Director of Community Development), Tyler Amburgey (Assistant Zoning Administrator), Haley Alger (Administrative Assistant)

Chairman Wise called the meeting to order at 7:00pm.

2. Approval of Agenda

The agenda was approved with one change. Under Old/New Business, an item was added to discuss section 901 of the Ordinance Code.

BZA Recommendation:

Motion made by Chairman Wise: Motion to approve the agenda with one addition under Old/New Business to discuss section 901 of the Code.

Second: Bryan

Motion carried with 3-0 vote.

3. Public Hearing

A. 2026-121 Tursiella

Request by Kenneth and Stacey Tursiella for approval of a variance from code section 901.4 of the Zoning and Subdivision Ordinance to allow the placement of a two-vehicle metal garage and two accessory sheds within the front yard area of the property. The request is referenced by a conceptual drawing submitted by the applicant. The property is located at 233 Gouyer Drive and is further identified as Tax Map Number 147-A-182.

Chairman Wise opened the public hearing.

Mr. Creasy presented the staff report and concluded his comments by stating that staff makes no formal recommendation and forwards the request to the Board of Zoning Appeals for consideration based on the variance criteria outlined in the Virginia Code and the Amherst County Zoning Ordinance.

If the Board determines that the required findings can be met, staff recommends that any approval be conditioned with the following:

1. The variance is granted for Tax Map Parcel No. 147-A-182 to allow three accessory structures in the front yard.
2. The site shall be built in substantial compliance with the submitted plot plan dated March 4, 2026.
3. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
4. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Kenneth Tursiella, applicant, spoke about hardships due to the steep terrain surrounding the home.

Stacey Tursiella, applicant, spoke about hardships due to damages to vehicles from wildlife and the necessity of having a garage.

No one spoke in opposition to the request; therefore, Chairman Wise closed the public hearing.

The Board had a discussion regarding the proposal.

BZA Recommendation:

Motion made by Bryan: Motion to approve variance case 2026-121 based upon the intent of code 901.01 and due to severe terrain on the remainder of the property, with recommended conditions:

1. The variance is granted for Tax Map Parcel No. 147-A-182 to allow three accessory structures in the front yard.
2. The site shall be built in substantial compliance with the submitted plot plan dated March 4, 2026.

3. The granting of this variance shall not be construed to vest in the applicant a right to the variance until all necessary local, State and Federal plan application, review and approval processes have been completed.
4. This approval may be revoked by the County of Amherst or its designated agent for failure by the applicant or its assigns to comply with any of the listed conditions or any provision of Federal, State or local regulations.

Second: Fitzgerald

Motion carried with 3-0 vote.

4. Old/New Business

A. Introduction of Haley Alger

Haley Alger was introduced as an administrative assistant for Community Development.

B. Discussion of Section 901

The Board had a discussion regarding Section 901 of the Zoning Code of Ordinances. The Board is requesting that the Planning Commission and staff create a more specific code in regard to lot size and/or zoning.

BZA Recommendation:

Motion by Wise: Motion to ask Planning Commission and staff to clarify and specify Section 901 of the Zoning Code of Ordinances.

Second: Fitzgerald

Motion carried with a 3-0 vote.

5. Approval of Minutes

A. Approval of Minutes for January 8th, 2026 Meeting

Due to Chairman Wise being absent for the January 8th, 2026 meeting, there were not enough votes to approve minutes. The decision to table them was made.

BZA Recommendation:

Motion made by Bryan: Motion to table the approval of the January 8th, 2026 Meeting Minutes.

Second: Wise

Motion carried with a 3-0 vote.

B. Approval of Minutes for July 2025 Meeting

BZA Recommendation:

Motion made by Wise: Motion to approve July 2025 Meeting Minutes.

Second: Bryan

Motion carried with a 3-0 vote.

6. Adjournment.

There being no further business to discuss, the meeting was adjourned at 7:49pm.

BZA Recommendation:

Motion by Bryan: Motion to adjourn.

Second: Wise

Motion carried with a 3-0 vote.


Chairman