



TOWN OF OCCOQUAN
BOARD OF ZONING APPEALS (BZA)
Meeting Minutes, Working Meeting
Town Hall - 314 Mill Street, Occoquan, VA 22125
Tuesday, September 23, 2025
5:00 p.m.

Present: Board Members Chair Liz Quist, Vice Chair Nick Roper, Secretary Walt Seiberling, Member Vicky Somma

Staff: Adam Linn, Town Manager / Chief of Police; Matt Whitmoyer, Deputy Town Manager; Attorney Tracy A. Gallehr, Esquire; and Bruce Reese, Asst Zoning.

Applicants: Mr. Roy Ellis Bussey and daughter Ms Michelle Scott homeowners; Mr. William Wides, Esquire, Compton & Duling LC; and Ms Samantha Sparks, resident neighbor.

1. CALL TO ORDER

Ms. Liz Quist, Chair called the meeting to order at 5:00 P.M.

2. APPROVAL OF MINUTES

A motion was made to approve the minutes of the last BZA Meeting on September 16, 2025 by Nick Roper, and seconded by Vicky Somma. The motion was passed by unanimous voice vote.

3. PUBLIC HEARING APPLICATION FOR ZONING VARIANCE- TZP2025-029

a. Ms. Quist opened the public hearing by describing the process. Both the Town (Ms Gallehr) and the Applicant (Represented by Mr Wides) were given approximately 11.5 minutes for presentation of the ruling and appeal found in the agenda, followed by a 3 minute rebuttal period, followed by an open citizen time (Ms Sparks). This was followed by a question and answer period with BZA members asking specific questions of the parties. Ms Gallehr offered three Virginia Court rulings which limit the scope of a BZA's authority to assess whether the Zoning Administrator ruled correctly.

1. Board of Zoning Appeals of James City County v. University Square Associates, 17 September 1993, Virginia Supreme Court
2. Town of Jonesville v. Powell Valley Village Ltd. Partnership, 06 June 1997, Virginia Supreme Court
3. Madera Farm, LLC v. Prince William City. Supervisors, 17 October 2023, Virginia Court of Appeals

b. The Hearing closed at 5:26 PM.

4. BZA DELIBERATION AND DECISION

- a. The Board discussed the relevant issues and additional questions were answered by the Town Staff or Applicants as appropriate.
- b. The BZA determined that the zoning ruling was correct and should be upheld.

- c. A motion to Affirm the violation ruling correct was made by Mr. Roper and seconded by Ms. Somma. A by-name vote was taken with all members voting in the affirmative.

5. ADJOURNMENT

Chair Quist adjourned the meeting at 5:59 P.M.

Walt Seiberling, Secretary BZA