



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – October 8, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Lidija Bikova, James Fagan, Carol Hollaway, Mark Metzger (Alternate), Nick Lankford, Becca Scoville (Alternate), Susan Syler, Ex-Officio David Finklea (via video conference)

Members Absent: None

Staff Present: Tim Tietjens, Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Rebekah Annan, Planner; Donna Fairweather, Sr. Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Board Member Carol Hollaway nominated Lidija Bikova as Chairperson. No other nominations were made. Vice-Chairperson Lidija Bikova closed the nominations.

Board Member Hollaway made a motion for the election of the Chairperson. Board Member Susan Syler seconded.

The Chairperson called for a vote on the nomination of Lidija Bikova and the following votes were cast:

In favor:	Bikova, Fagan, Hollaway, Lankford, Syler
Opposed:	None
Absent:	None
Non-voting participant:	Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

Chairperson Lidija Bikova nominated Carol Hollaway as Vice-Chairperson. No other nominations were made. Chairperson Lidija Bikova closed the nominations.

Chairperson Lidija Bikova made a motion for the election of the Vice-Chairperson. Board Member James Fagan seconded.

The Chairperson called for a vote on the nomination of Carol Hollaway and the following votes were cast:

In favor:	Bikova, Fagan, Hollaway, Lankford, Syler
Opposed:	None

Absent:	None
Non-voting participant:	Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

PUBLIC COMMENT

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-015 (4217 Las Palmas) Request for a special exception from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Addendum, for the Residential, Single-Family (R-1) zoning district, to reduce the front yard setback. Property is legally described as Abstract 121 Page 41, Lot 86 Block 1 Palm Beach, in the City and County of Galveston, Texas.

Applicant: James Casey

Property Owners: Michael W. Kavanagh

Staff presented the staff report and reported that of 37 notices sent, three returned in favor and one returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, James Casey, gave a presentation to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Syler made a motion to approve the request. Board Member Lankford seconded.

Chairperson Bikova called for questions or comments from the Board, and the following votes were cast:

In favor:	Bikova, Fagan, Lankford, Syler
Opposed:	Hollaway
Absent:	None
Non-voting participant:	Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-016 (3201 Kleinmann Ave) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding minimum lot depth and area. Property is legally described as Abstract 121 Hall & Jones Survey, Lot 27, Kleimann Addition, in the City and County of Galveston, Texas.

Applicant: Kenneth & Germaine Wadsworth

Property Owner: Kenneth & Germaine Wadsworth

Staff presented the staff report and reported that of 21 notices were sent, and one returned in opposition.

Chairperson Bikova opened the public hearing on the case. The applicant, Kenneth Wadsworth , gave a presentation to the Board. See the attached list for presentations made to the Board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Fagan made a motion to approve the request. Board Member Lankford seconded.

Chairperson Bikova called for questions or comments from the Board, and the following votes were cast:

In favor:	Bikova, Fagan, Hollaway Lankford, Syler
Opposed:	None

Absent:

None

Non-voting participant:

Metzger (Alternate), Scoville (Alternate), Ex-Officio David Finklea (Via video conference)

The motion passed.

THE MEETING ADJOURNED AT 4:05 PM



ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MEMBER SIGN-IN SHEET

MEETING DATE: OCTOBER 8, 2025

BIKOVA, LIDIJA

FAGAN, JAMES

HOLLAWAY, CAROL

LANKFORD, NICK

SYLER, SUSAN

METZGER, MARK (ALTERNATE)

SCOVILLE, BECCA (ALTERNATE)

FINKLEA, DAVID (EX-OFFICIO)

Lidija Biko
James A. Fagan
Carol Hollaway
Nick Lankford
Susan Syler
Mark Metzger
Becca Scoville
via - video conference

Meeting Date: OCTOBER 8, 2025, 3:30 pm

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