



City Clerk
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Wheeling, WV 26003
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February 20, 2020

The Board of Zoning Appeals met on the above date in City Council Chambers, First Floor, City-County Building. The meeting to order at 9:30 a.m.

BOARD MEMBERS: Dobkin, Johnston, Smith, and Maness (Present)
Sinclair (Absent)
CITY CLERK: Brenda J. Delbert
ECD DEPARTMENT: Tom Connelly, Assistant ECD Director
LEGAL DEPARTMENT: Howard Klatt and Rose Humway-Warmuth

APPROVAL OF MINUTES

Mr. Dobkin, seconded by Mr. Smith, to approve the minutes from the January 16, 2020 meeting. Motion carried. All in favor.

NEW BUSINESS:

Beth Hinebaugh, 2112 Market St. Variance from Table 9-A: to reduce the required parking from 42 To 0 **Purpose of Request:** Open A Fitness Center. Ms. Hinebaugh is present to discuss her request. There is a parking garage available for customers and employees. No one from the public is present to speak for or against. Mr. Dobkin, seconded by Mr. Maness, to approve the variance as requested. All in favor. Motion approved.

Carnegie Green, 30 37th St. Variance(s) from table 9-A: to reduce the required off-street parking requirement from 59 spaces to 31 (2) from schedule 4-a: to reduce the minimum lot area per dueling unit from 1,000 sq. Feet to 512 sq. Feet **Purpose of Request:** Construct new apartment building. Tom Simmons was present to discuss variance request. There is an additional lot that can be converted to parking in order to meet the requirement, however they would like to keep it as green space for the residence. City Manager Robert Herron speaks in favor of the variance, citing project will help South Wheeling's long-term control plan. Brent Robinson, speaking favor: there is little on street parking, however development is a good thing and WODA has done great work in the past. Ginger Kabala, 3814 Jacob St, speaks in favor. Tim Dolan 3701-3705 Jacob St speaks against he believes there will be parking issues. Mr. Dobkin, seconded by Mr. Maness, to approve the variance as requested. All in favor. Motion approved.

Phil Huffner, 72 East Cove Ave. Variance from table 6-a: to reduce the rear and side yard setbacks in the I-1 zone from 15' to 3' **Purpose of Request:** Construct an addition. Mr. Huffner and property Owner Andy Richardson are present. Mr. Richardson indicated the addition is for additional warehouse space, and adjacent property owner Jody Prather is in agreement with request. No one is present to speak for or against request. Mr. Maness, seconded by Mr. Johnston, to approve the variance as requested. All in favor. Motion approved

OLD BUSINESS:

Ohio Valley Community Federal Credit Union, 1114 Chapline St. Variance from schedule 5A: to reduce the minimum building height in the D-2 zone from three stories to one; **Purpose of Request:** Construct new building. Jason Straley presented on behalf of the applicant. The property is owned by Anthony Wayne Oil. Prior use is also a drive through bank. The current set up of the property is the lanes exiting onto the street. Mr. Straley indicated clients would entertain a two-story building. PW Campbell, provided examples of potential design work. City Manager Herron spoke in favor and indicated Mayor and members of City Council are in favor as well. Brent Robinson, 8 Birch Ave, spoke in favor of approving. Mr. Johnston confirms there has been an email of support sent to commission from Mayor Elliott. Mr. Maness, seconded by Mr. Johnston, to approve the variance as requested. The vote is as follows: Johnston and Maness YES; Dobkin and Smith NO. Motion defeated for lack of majority.

There being no further business, Mr. Johnston moved, seconded by Mr. Smith to adjourn. Time: 10:55 a.m.