



City Clerk
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Wheeling, WV 26003
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wheelingwv.gov

March 17, 2022

The Board of Zoning Appeals met on the above date. The meeting was called to order at 9:30 a.m.

Board Members: Robert Felton, Randy Geese, Jason Smith, and Ron Sinclair

City Staff: Brenda J. Delbert and Tom Connelly

Assistant City Solicitor: Howard Klatt

APPROVAL OF MINUTES

Mr. Felton, seconded by Mr. Geese, moved to approve the minutes from the December 16, 2021 meeting. Motion carried. All in favor.

Mechelle Robinson, 102 Euclid Ave, Variance(s) from section 1355.11.b: to allow an accessory building in the front yard; (2) from section 1355.11.h: to increase allowed percentage of accessory buildings related to principal from 50% to 70%; (3) schedule 4-A: to reduce the front yard setback from 20' to 9'. Purpose of request: construct car port in front yard. Mechelle Robinson is in attendance to present the application for variances. Her primary residence sits far back on the lot, all of the yard is in the front. Mr. Connelly confirms Public Works Director would approve the curb cut. There are residents on both sides of the street with driveways and curb cuts. No one is present to speak for or against the variance. Mr. Smith moved, seconded by Mr. Sinclair, to approve as long as the front set back would align with the exiting adjacent structures. All in favor. Motion passes.

Green Valley Mfg. Company, 149 18th St., Variance from table 9-A: to reduce the required parking from 16 to 0 Purpose of request: open new business. Gary Zearott, owner, is in attendance to present the application for variances. He states there is no off-street parking at business. The screen print business is not a traditional walk-in retail shop, customers would pick up large orders from the loading dock out back. Parking is needed for employees. Hours are intended to be Monday to Friday 9-5, no shift work. Mr. Sinclair read an email into the record, asking business be respectable of the school busses from Laughlin Chapel. Dolph Santorine, owns properties in area, and speaks in favor of new business, asks respectful to residence. Mr. Sinclair, seconded by Mr. Felton, moved to approve variance as requested. All in favor. Motion passes.

Frank Calabrese, 36 Arlington Drive, variance from schedule 4-A: to reduce side yard setback of an open deck in the R-1A zone from 2 ½' to 0' Purpose of request: construct a deck. Frank Calabrese is in attendance to present the application for variances. Mr. Calabrese's company Americo owns the adjacent property. The new deck will align with an existing stone wall on the property line. No one is present to speak for or against. Mr. Felton, seconded by Mr. Geese, to approve variance as requested. All in favor. Motion carried.

There being no further business, Mr. Sinclair moved, seconded by Mr. Felton to adjourn.
Time: 10:05 a.m.