



City of Wheeling
1500 Chapline Street
Wheeling, WV 26003
Phone: (304) 234-6401
wheelingwv.gov

Agenda
Board of Zoning Appeals
September 20, 2018 9:30 am
City Council Chambers

APPROVAL OF MINUTES FROM AUGUST 16, 2018

OLD BUSINESS:

1. **Bruce Young, 1901-1903 Warwood Ave. Variances** from section(s) (1) 3.11.A: to increase the number of accessory buildings from 2-4 (2) section 3.11.H increase square footage of accessory building to principal from 50%. (3) section 3.15.3 to allow a non-conforming use be enlarged, increased, extended, or expanded. **Purpose of request:** 3-Storage Units-non-rental.

NEW BUSINESS:

1. **David Wheeler, 39 Popular Ave. Variances** from section 4.11.H: to increase the allowed Percentage of accessory building to principal, from 50% to 68%. **Purpose of request:** Carport
2. **The House of Carpenter, 200 S. Front Street. Variances** from Table 9-A: to reduce the required number of parking spaces from 82 to 43; from section 9.01.C.1: to allow parking in the required 10' front yard setback. **Purpose of request:** building addition
3. **Paul Alig, 7 Franklin Ave. Variances** from section 4.11.H: to increase the permitted size of accessory building on the property, from 50% of the footprint of the house to 114%. **Purpose of request:** Carport

August 16, 2018

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

BOARD MEMBERS: Johnston, Maness, & Sinclair (Smith absent)
CITY CLERK'S OFFICE: Brenda J. Delbert City Clerk
ECD DEPARTMENT: Nancy Prager, ECD Director
CITY SOLICITOR'S OFFICE: Howard Klatt Assistant City-Solicitor

APPROVAL OF MINUTES

Member Johnston moved, seconded by Member Maness, to approve the Minutes from the July 19, 2018 meeting. Motion carried. All in favor.

NEW BUSINESS:

Bruce Young, 1901-1903 Warwood Ave. Variances from section(s) (1) 3.11.A: to increase the number of accessory buildings from 2-4 (2) section 3.11.H increase square footage of accessory building to principal from 50%. (3) section 3.15.3 to allow a non-conforming use be enlarged, increased, extended, or expanded. **Purpose of request:** 3-Storage Units- non-rental. Bruce Young is present and speaks on behalf of request. Three storage units are placed on his property and used for storage for rental business. Mr. Young states he made extra effort to make sure storage units were visually appealing and matched surrounding apartment building; the units were made to be movable. Sandra Mauk, 1900 Warwood Ave, was present to speak in favor of request. Ms. Mauk commends Mr. Young for his efforts to clean up property after fire. Janice Ross, 1914 Warwood Ave, speaks against variance. While she agrees and appreciates cleanup efforts, but still objecting to zoning changes, because there is no end date. Mr. Connelly read written statement from Anthony Provenzano, 115 N. 19th St in favor of variance. Chair Sinclair has concerns because there is no primary structure on property. Discussion ensues with Tom Connelly there are options if there is a business operating on the premises. Chair Sinclair suggest to table to allow Mr. Young to review options with city staff. Member Maness, seconded by Chair Sinclair to table until September 20, 2018 BZA meeting. Motion carried. All in favor.

There being no further business, Member Maness moved, seconded by Member Johnston to adjourn. Time: 10:05 a.m.

8/23/18

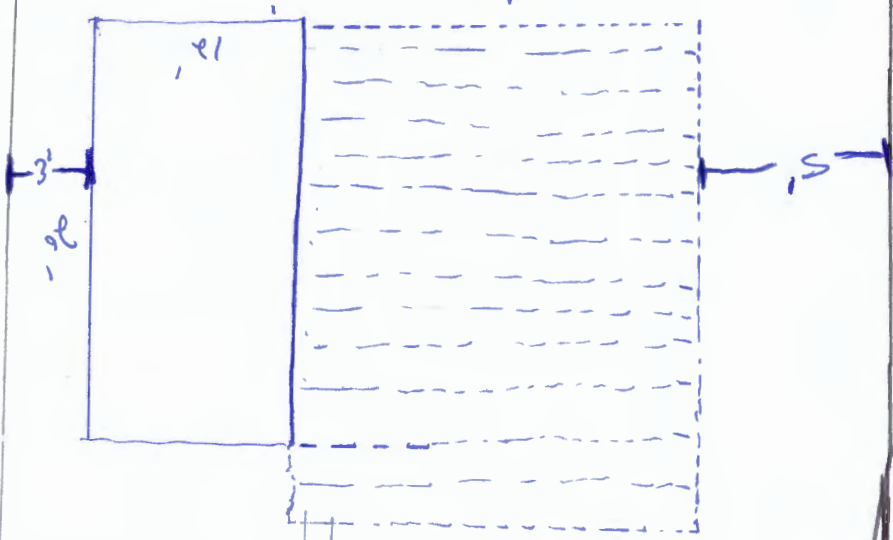
I live in an old neighborhood and have a 1 car garage. I would like to build a 2 car ~~garage~~ carport. Parking on street is often a problem. Other neighbors have built similar structures. I am also considering buying a camper and would need a place to park it.

Thank you!

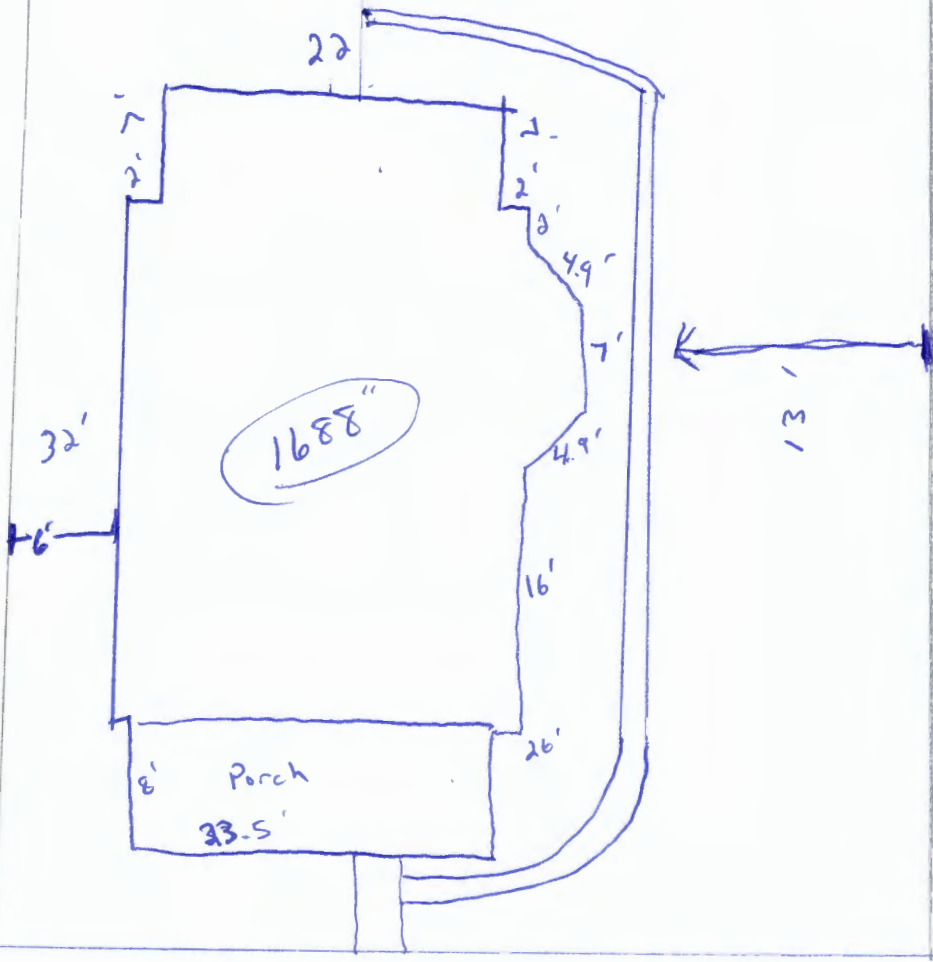
David Wheeler

DRIVE

6' to Alley



Proposed Carport
 24' x 24'
 Rear Setback to Alley 6'
 Side Setback 5'

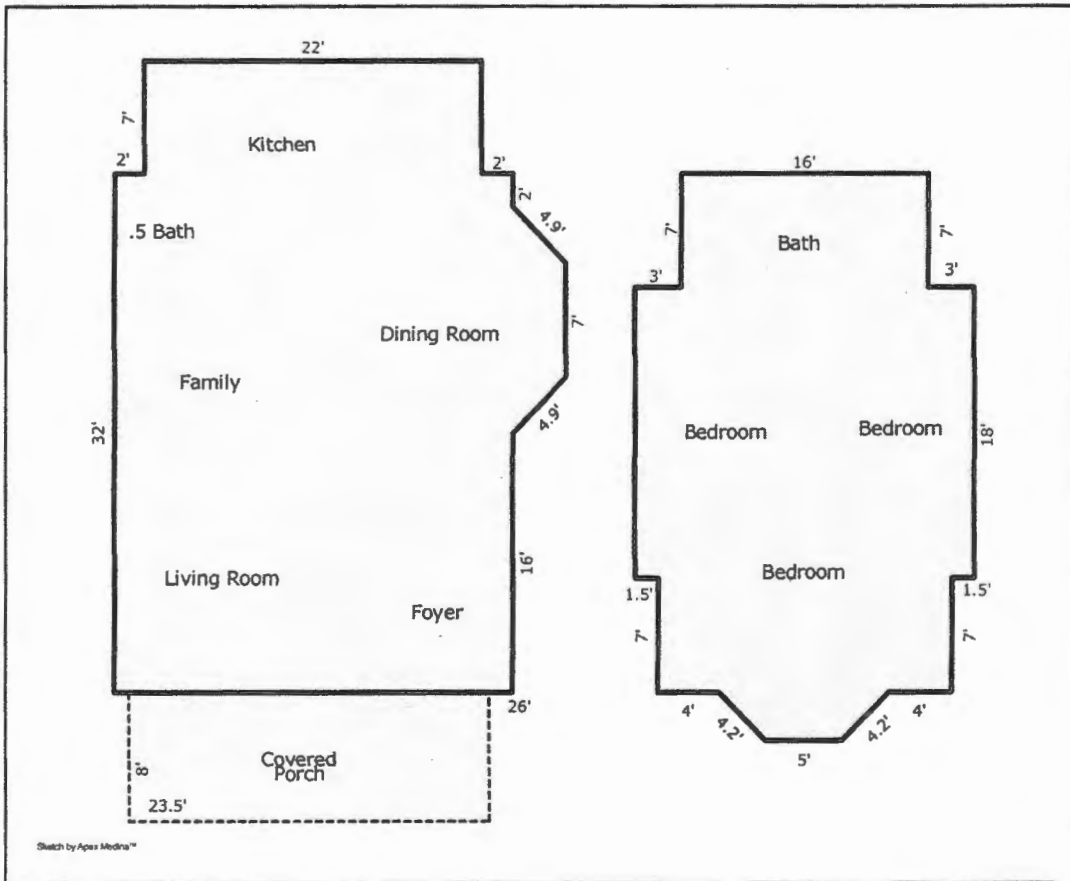


Principal House
 Rear Setback 39'

Principle House
 Front Setback 26'

39 Poplar Ave

Owner	David A. Wheeler		
Property Address	39 Poplar Ave		
City	Wheeling	County Ohio	State WV Zip Code 26003
Lender	VA/Navy Federal Credit Union		



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Area	Net Totals
GLA1	First Floor	1022.8	1022.8
GLA2	Second Floor	665.0	665.0
P/P	Porch	188.0	188.0

LIVING AREA BREAKDOWN			
	Breakdown		Subtotal
First Floor			
	15.5 x 26.0		507.0
	7.0 x 22.0		154.0
	5.5 x 26.0		143.0
	7.0 x 29.5		206.5
	0.5 x 3.5 x 3.5		6.1
	0.5 x 3.5 x 3.5		6.1
Second Floor			
	0.5 x 3.0 x 3.0		4.5
	22.0 x 18.0		396.0
	7.0 x 19.0		133.0
	0.5 x 3.0 x 3.0		4.5
	5.0 x 3.0		15.0
	7.0 x 16.0		112.0

Net LIVABLE Area (rounded) 1688

12 Items (rounded) 1688



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 39 Paplar Ave Wheeling
- 2. Name of Property Owner: David A Wheeler
- 3. Name of Applicant: Same
- 4. Address of Applicant: Same
- 5. Applicant Phone: 304 280-6667 Owner Phone: _____
- 6. Existing Use: Open Carport
- 7. Proposed Use: Same Other (describe): _____
- 8. Number of off-street parking spaces to be provided: 2 80%
- 9. Number of off-street loading berths to be provided: _____

COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE

Type of Improvement:

- New Building
- Addition
- Alteration / Repair

Residential:

Number of existing dwelling units: 1

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: 46' ft. x Depth: 134' ft. = lot area: 6,164 sq. ft.

Existing Principal Building:

Dimensions: Width: 26' ft. x Depth: 39' ft. = Total first floor area, including covered porches: 1022.8 sq. ft. 1200.8 sq. ft.

Setbacks: Front: 26' ft. Rear: 65' ft. Side: 13' ft. Other Side: 6' ft. Height/Stories: _____

Existing Accessory Building: (garage, carport, shed, pool, etc):

Dimensions: Width: 12' ft. x Depth: 20' ft. = Total first floor area, including covered porches: 240 sq. ft.

Setbacks: Front: 6' ft. Rear: _____ ft. Side: 3' ft. Other Side: _____ ft. Height/Stories: 12'2"

Proposed Construction:

Dimensions: Width: ~~26~~ 24' ft. x Depth: ~~44~~ 24' ft. = Total first floor area, including covered porches: ~~1210.8~~ 576 sq. ft.

Setbacks: Front: _____ ft. Rear: 6 ft. Side: _____ ft. Other Side: _____ ft. Height/Stories: _____

Applicant Signature: David Wheeler Date: 8/10/18

Owner Signature: _____ Date: _____



APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS



Applicant Information

Name: David Wheeler

Address: 39 Poplar Ave Wheeling

Phone Number: (304) 280-6067 Email _____

Location of Land

Address: 39 Poplar Ave

Legal Description: Lot 126 on Map of Woodlawn recorded in Plat Book 1 Page 122

Variances being requested:

1. 4.11.H: To increase the allowed percentage of accessory buildg to principal from 50% to 65
2. _____
3. _____
4. _____
5. _____

Justification of Variance:

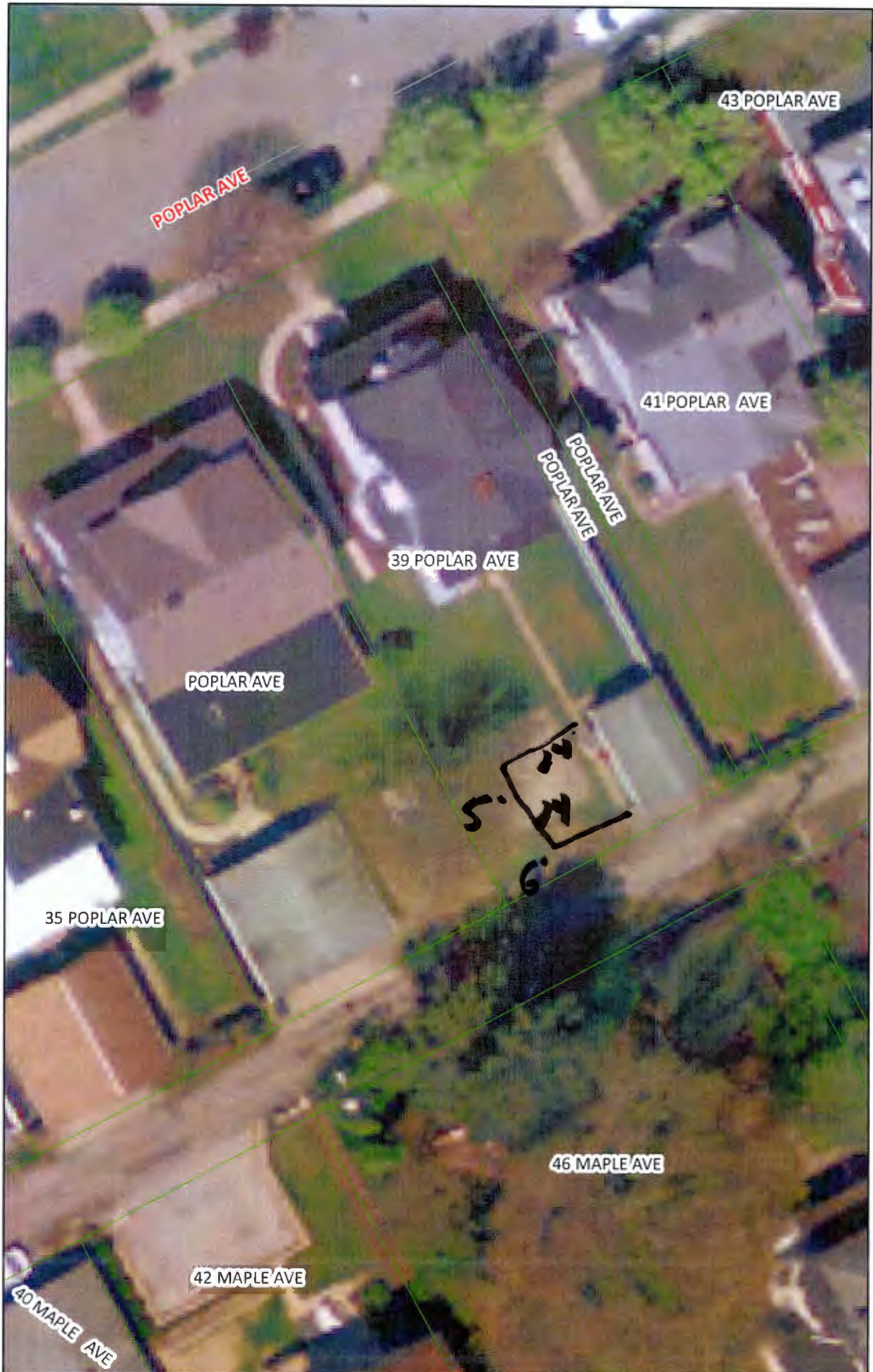
In order for a variance to be granted, the applicant must demonstrate to the Board of Zoning Appeals that owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship and that the items are true:

- (1) That special conditions and circumstances exist, which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district.
- (2) That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.
- (3) That the special conditions and circumstances do not result from the actions of the applicant.

I certify that the information contained in this application and its supplements to be true and correct.

David Wheeler
Signature of Owner

8/21/18
Date



POPLAR AVE

43 POPLAR AVE

41 POPLAR AVE

POPLAR AVE
POPLAR AVE

39 POPLAR AVE

POPLAR AVE



35 POPLAR AVE

46 MAPLE AVE

42 MAPLE AVE

40 MAPLE AVE





**APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS**



Applicant Information

Name: ADAM MULL (AM ARCHITECTURE)
 Address: 325 PEMBROKE DR. TRIADDELPHIA, WV 26059
 Phone Number: (412) 657-0624 Email ADAM@AM-ARCHITECTURE.COM

Location of Land

Address: 200 S. FRONT STREET, WHEELING, WV 26003
 Legal Description: LOTS 1-5 Hubbard & Russell Subdivision DB 77 PG 274

Variations being requested:


1. From Table 9A: reduce the required number of parking spaces from 82 to 43.
2. ~~From Schedule 5A to reduce the front yard setback from 10' to 0'.~~
3. From Section 9.01.C.1: to allow parking in the required 10' front yard setback
4. _____
5. Purpose: building addition.

Justification of Variance:

In order for a variance to be granted, the applicant must demonstrate to the Board of Zoning Appeals that owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship and that the items are true:

- (1) That special conditions and circumstances exist, which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district.
- (2) That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.
- (3) That the special conditions and circumstances do not result from the actions of the applicant.

I certify that the information contained in this application and its supplements to be true and correct.


 Signature of Owner

9/4/18
 Date



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 200 S. FRONT STREET, WHEELING, WV 26003
- 2. Name of Property Owner: THE HOUSE OF THE CARPENTER
- 3. Name of Applicant: REV. MICHAEL LINGER
- 4. Address of Applicant: 200 S. FRONT STREET, WHEELING, WV 26003
- 5. Applicant Phone: 304-233-4640 Owner Phone: _____
- 6. Existing Use: THE HOUSE OF THE CARPENTER
- 7. Proposed Use: Same Other (describe): _____
- 8. Number of off-street parking spaces to be provided: 46
- 9. Number of off-street loading berths to be provided: NA

COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE

Type of Improvement:

- New Building
- Addition
- Alteration / Repair

Residential:

Number of existing dwelling units: _____

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: 252 ft. x Depth: 250 ft. = lot area: 63,000 sq. ft.

Existing Principal Building:

Dimensions: Width: 75 ft. x Depth: 70 ft. = Total first floor area, including covered porches: 5,250 sq. ft.

Setbacks: Front: 29 ft. Rear: 127 ft. Side: 34 ft. Other Side: _____ ft. Height/Stories: 3

Existing Accessory Building: (garage, carport, shed, pool, etc):

Dimensions: Width: _____ ft. x Depth: _____ ft. = Total first floor area, including covered porches: _____ sq. ft.

Setbacks: Front: _____ ft. Rear: _____ ft. Side: _____ ft. Other Side: _____ ft. Height/Stories: _____

Proposed Construction:

Dimensions: Width: 94 ft. x Depth: 58 ft. = Total first floor area, including covered porches: 6,000 sq. ft.

Setbacks: Front: 43 ft. Rear: 127 ft. Side: _____ ft. Other Side: 32 ft. Height/Stories: 3

Applicant Signature: *Dr. Michael Linger* Date: _____

Owner Signature: _____ Date: _____

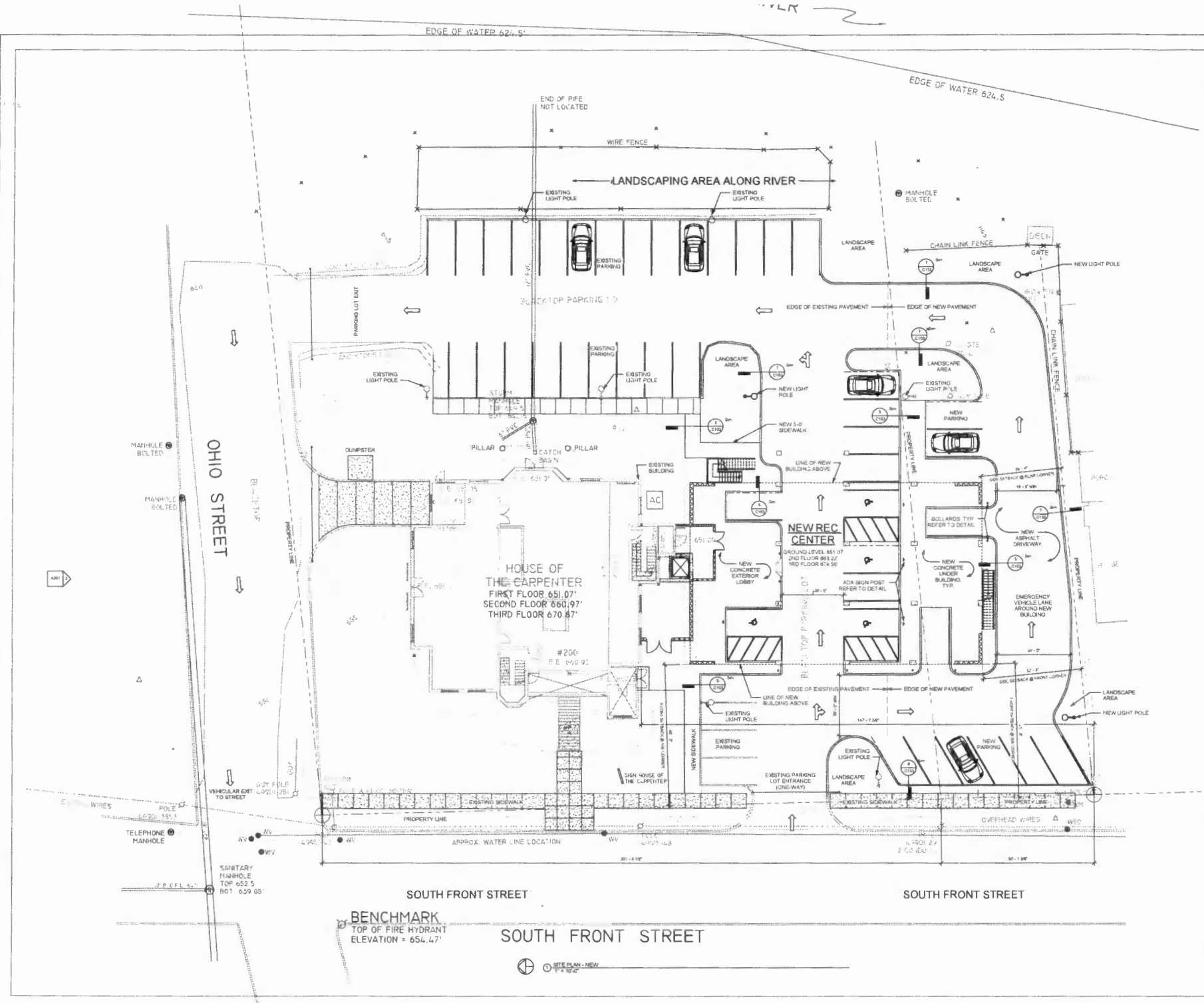
Reset Form

Print Form

EDGE OF WATER 624.5'

EDGE OF WATER 624.5'

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS IN THE FIELD.
 2. ALL UTILITIES SHALL FEED THROUGH EXISTING BUILDING.
 3. PROVIDE NEW BOLLARDS AS SHOWN ON PLANS FOR PROTECTION AT NEW BUILDING CORNERS & WALLS.



ARCHITECT OF RECORD
 ADAM MALL, ARCHITECT
 123 PENNSYLVANIA DRIVE - LANCASTER, PA 17601
 TEL: 717-397-1111 FAX: 717-397-1112
 WWW.AM-ARCHITECTURE.COM

OWNER
HOC YOUTH CENTER
 200 S. FRONT STREET
 WHEELING WV 26003

DATE SUBMIT: 11/15/11
 DESIGNED BY: JCM
 DRAWN BY: JCM
 REVIEWED BY: JCM
 PROJECT NO: 11-00114
 SHEET TITLE: PLAN APPROVAL

REVISIONS

YOUTH CENTER

SITE PLAN NEW **C102**

BENCHMARK
 TOP OF FIRE HYDRANT
 ELEVATION = 654.47'

SOUTH FRONT STREET



Paul Alig Sr.
340 Richland Ave
Wheeling, WV 26003
8/8/2018

To Whom it May Concern:

I am requesting a zoning variance change at 7 Franklin Ave, Wheeling, WV 26003 to install a kit car port. The change will allow for the kit car port to cover my boat that is too large to fit in garage.

Sincerely,

A handwritten signature in cursive script that reads "Paul Alig Sr." The signature is written in black ink and is positioned to the left of the typed name below it.

Paul Alig Sr.



APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 7 FRANKLIN AV.
- 2. Name of Property Owner: ORE MAY ALIG
- 3. Name of Applicant: PAUL ALIG
- 4. Address of Applicant: 340 RICHLAND AV.
- 5. Applicant Phone: 304-277-1463 Owner Phone: 304-277-2234
- 6. Existing Use: _____
- 7. Proposed Use: Same Other (describe): PUT UP A CARPORT
- 8. Number of off-street parking spaces to be provided: 0
- 9. Number of off-street loading berths to be provided: 0

COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE

Type of Improvement:

- New Building CARPORT
- Addition
- Alteration / Repair

Residential:

Number of existing dwelling units: 1

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: 90' ft. x Depth: 120' ft. = lot area: 10,800 sq. ft.

Existing Principal Building:

Dimensions: Width: 17' ft. x Depth: 40' ft. = Total first floor area, including covered porches: 680 sq. ft.

Setbacks: Front: 29' ft. Rear: 51' ft. Side: 40.6 ft. Other Side: 32.6 ft. Height/Stories: _____

Existing Accessory Building: (garage, carport, shed, pool, etc):

Dimensions: Width: 14' ft. x Depth: 22' ft. = Total first floor area, including covered porches: 308 sq. ft.

Setbacks: Front: 6 ft. Rear: 23 ft. Side: 20 ft. Other Side: 55 ft. Height/Stories: 1

Proposed Construction:

Dimensions: Width: 18' ft. x Depth: 26 ft. = Total first floor area, including covered porches: 468 sq. ft.

Setbacks: Front: 25 ft. Rear: 77'6" ft. Side: 15 ft. Other Side: 55 ft. Height/Stories: _____

Applicant Signature: Paul Alig Date: 8-5-18

Owner Signature: Paul Alig Date: 8-5-18

Reset Form

Print Form



APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS



Applicant Information

Name: PAUL ALIG

Address: 340 RICHLAND AV.

Phone Number: 304-277-1463 Email _____

Location of Land

Address: 7 FRANKLIN AV

Legal Description: LOT 51 ~~GLENNOVA. MAP. W5, BOOK: 890, PAGE 603. PLAT BOOK #1 PAGE 7~~
See attached deed

Variations being requested:

1. § 4.11.H Increase the permitted size of accessory buildings on the property, from 50% of the footprint of the house to 114%.
3. _____
4. _____
5. _____

Justification of Variance:

In order for a variance to be granted, the applicant must demonstrate to the Board of Zoning Appeals that owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance would result in unnecessary hardship and that the items are true:

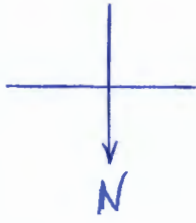
- (1) That special conditions and circumstances exist, which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district.
- (2) That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.
- (3) That the special conditions and circumstances do not result from the actions of the applicant.

I certify that the information contained in this application and its supplements to be true and correct.

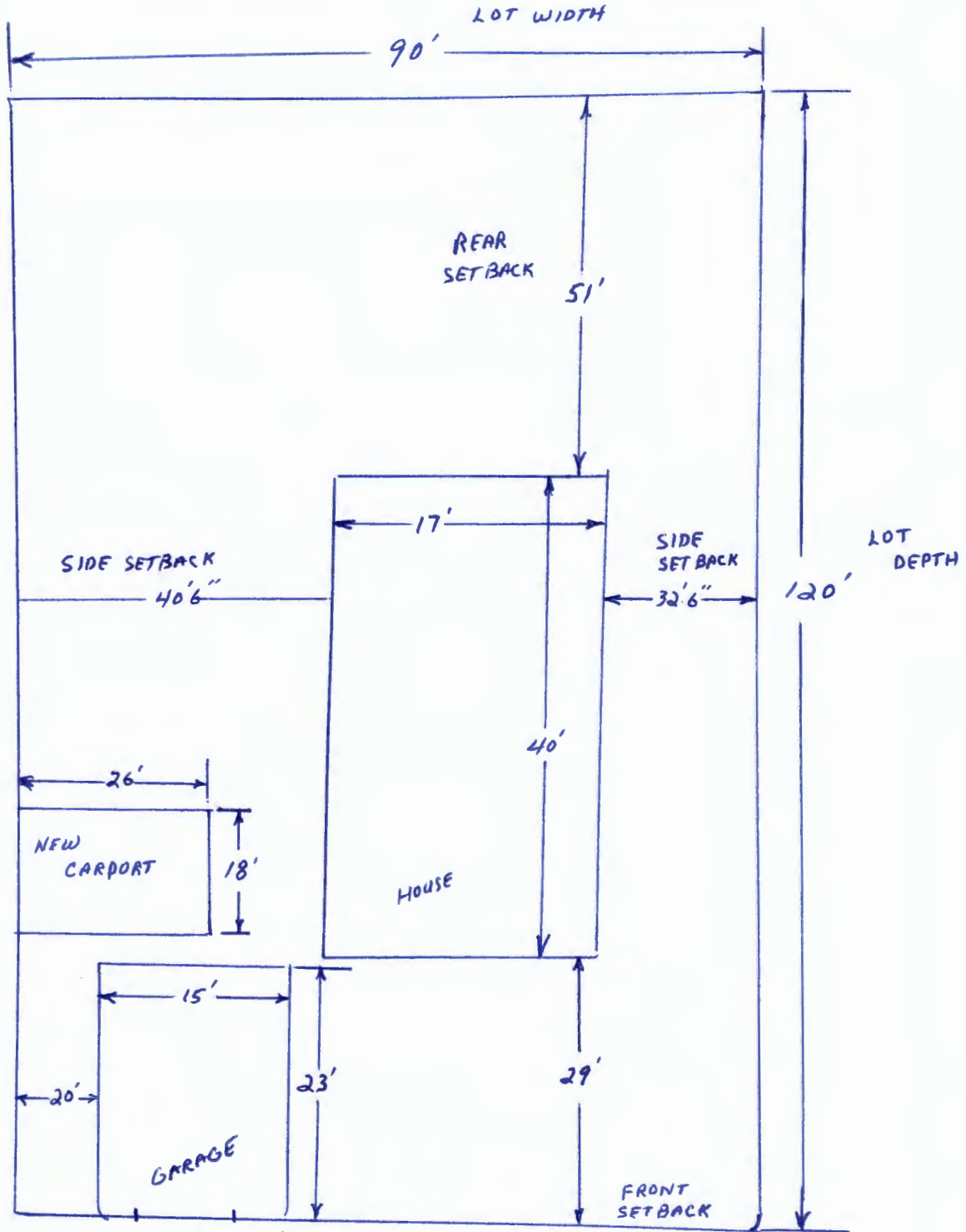
Paul Alig
Signature of Owner

8-5-18
Date

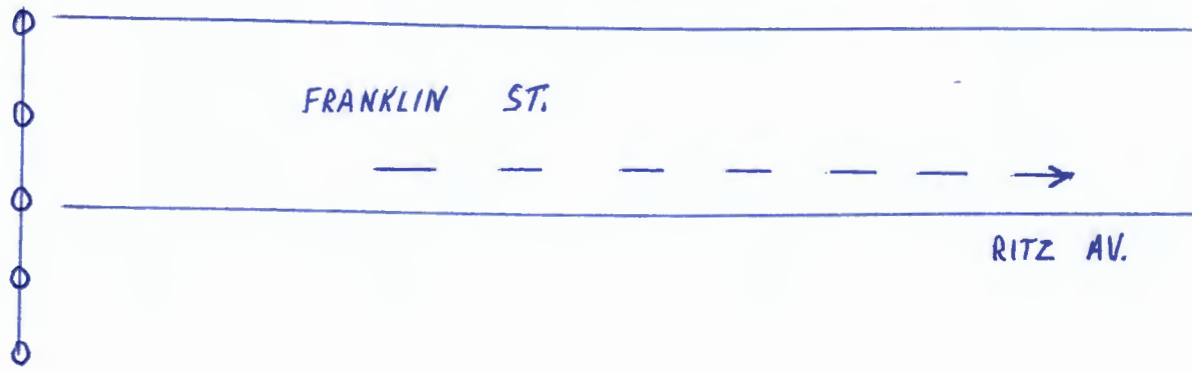
CENTER FOUNDRY



CENTER FOUNDRY



24th ST PLAYGROUND





STEEL BUILDINGS AND STRUCTURES, INC.

PO. BOX 279 BOONVILLE, NC 27011
 TOLL FREE: 877-272-8276 LOCAL: 336-551-3430
 FAX: 336-367-6900 and 336-551-3449

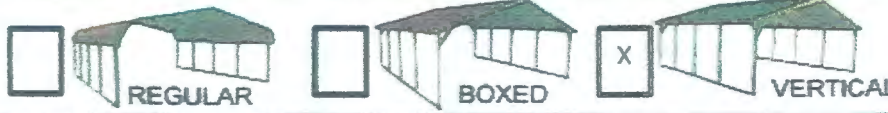
Storage System Solutions, Inc/
 Cardinal Carports
 (844) 337-4137 Dealer Phone

7/27/2018 Order Date

Customer Name:	Paul Alig		County:	Ohio		Tax %	6.0000%	
Address:	340 Richland Ave.		City:	Wheeling		State:	WV	Zip: 26003
Install Address:	7 Franklin Ave		City:	Wheeling		State:	WV	Zip: 26003
Phone Nos. Work:			Alt	304-277-1463		Primary	304-639-0168	

Select the Roof Style:

- Regular (Economy)
- Boxed Eave (Better)
- Vertical (BEST!)



All Orders C.O.D.

Unit Size	Width	Roof Length	Height	Base Length	Gauge	Tier	Rep ID	Price
In Feet -->>	18	26	7	25	12	1	JCN	
Item	Qty	Description		Location	Unit Price	Extended		Tax
Base Size	1	18' Wide x 26' Long		Roof Length	\$1,895.00	\$1,895.00		
Gauge Frame		12 Gauge		Frame	\$175.00	\$175.00		
Certification		140 MPH/30 PSF Certification		Unit	\$175.00	\$175.00		
Side Height		7' Side Height		Side Wall	\$75.00	\$75.00		
Bracing		2' Braces- Included		Legs	\$0.00	\$0.00		Subtotal
Close Sides								
Back					\$0.00	\$0.00		
Front				End Wall	\$0.00	\$0.00		Down Payment Before Tax
Garage Door/Openin					\$0.00	\$0.00		
Garage Door/Openin					\$0.00	\$0.00		
Walk-in Door					\$0.00	\$0.00		Total
Windows					\$0.00	\$0.00		
Panels					\$0.00	\$0.00		
Panels					\$0.00	\$0.00		Additional Labor Charge
Other (Specify)	1	Dealer Discount		JCN	\$0.00	-\$60.00		
Other (Specify)					\$0.00	\$0.00		
Other (Specify)					\$0.00	\$0.00		
Other (Specify)					\$0.00	\$0.00		
NOTE: BASE FRAME IS 1 FT SHORTER THAN ROOF LENGTH								Balance Due at Installation
Installation Surface	Cement	X	Ground	Asphalt	Other			
Power Available	Yes	X	No	Site Ready?	Jobsite Level?			
Roof Color	Barn Red		Steel Buildings and Structures, Inc. has the right to correct any pricing and sales tax errors. Prices do not include site leveling, grading, and foundation preparation. Sites that are not level and not prepared may result in additional labor charges in order to prepare the site. Job site must be level within 4". We will contact you 1-5 days before installation.					
Sides Color	Pebble Beige							
End Color								
Trim Color	Barn Red							

Comments:

BINDING PURCHASE CONTRACT

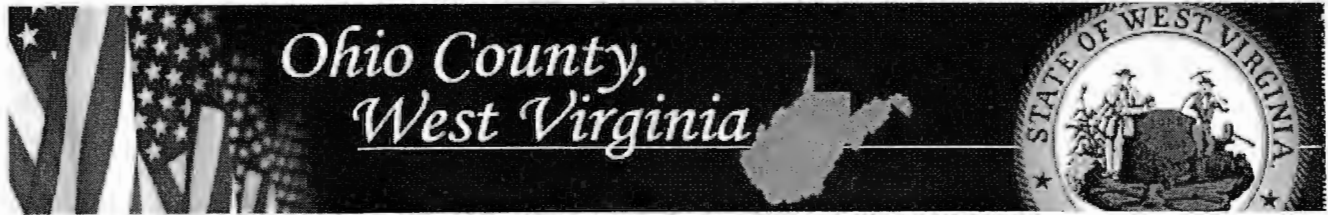
This purchase agreement (the "Agreement") is made by and between Steel Buildings and Structures, Inc. ("SBS"), a North Carolina Corporation and Paul Alig, (the 'Buyer'). Buyer agrees, after being fully educated about SBS's various products, including the fourteen (14) gauge, twelve 12 gauge, non-certified and certified units, to buy, and SBS agrees to sell, pursuant to the terms listed in this Agreement described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained at the bottom of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same.

Buyer is aware that installation site must be level
 Buyer is responsible for all permits, site plans, and any other approvals before commencement of construction

Buyer is aware that installation site must have no obstructions
 Buyer is aware that if a building permit is required, buyer must purchase a certified unit

Customer: _____
 E-mail Address: _____

SBS: Storage System Solutions, Inc.
 By: Jarrod Nowlin
 Authorized Dealer



Ohio County Sheriff's Tax Office • 1500 Chapline St • P.O. Box 186 • Wheeling, WV 26003
(304) 234-3538

Ohio County Real Property - Tax Year: 2018

Ticket Number: 0000014157 Account Number: 06121699
District: 10 - WHEELING Taxpayer I.D.:

Owner Name: ALIG JOSEPH E ET AL ALIG ORA M (RES'V L/E) In Care of: Address: 7 FRANKLIN AVE WHEELING WV 260037213 Lending Inst: 000	Property: GLENNOVA 90 X 120 51 Map: W5 Parcel: 0039 0000 0000 Lot Size: Acreage: Book: 890 Page: 603
Tax Class: 2 Homestead Exemption: <input checked="" type="checkbox"/> Back Tax: Exoneration: Prior Delinquents: Special Disposition:	

AMOUNTS DUE: First Half: none due Second Half: none due Total Due: none due

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	18180	18180	
Building	27240	27240	
Total	45420	25420	180.28

PAYMENTS RECEIVED:

	First Half	Second Half
Net	180.28	180.28
Discount	4.51	4.51
Interest	.00	.00
Total	175.77	175.77
Date	07/27/2018	07/27/2018

Format for Printer

[Click here to begin a new search.](#)



Software Systems, Inc.
23 South University Avenue
Martinsburg, WV 26106

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HAZLETT AVE

LANE A

HESS AVE

LANE B

VANGE AVE

LANE C

N 24TH ST

FRANKLIN AVE

RITZ AVE

GOLDEN DR

W5-2
W5-3
W5-4
W5-5
W5-6
W5-7
W5-8

W5-12
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W5-21

W5-20

W5-35

W5-36

W5-37

W5-38

W5-39

W6-157

W5-86

W5-86.4

W5-88

W5-90

W6-60.5

W6-60.7

W6-60.6

W6-60.8

W6-60.3

W6-60.4

W5-40.9

W6-60.2