

Greetings Wheeling Board of Zoning Appeals,

I write to you today to request a Conditional Use Permit for 101 N 20th St (legal description: WARWOOD ALL 149 ALL 150) a Church that sits on a double lot in the Historic Warwood Neighborhood. For many years this property has been vacant. I would like to perform extensive renovations, mainly on the interior, and turn it into a community recreation and events center.

101 N 20th St is one of only two Romanesque Revival buildings in the Warwood Historical District and was built in 1956. If approved, I would strive to preserve the historical appearance of the building only adding a handicap accessible lift to one of the entrances for ADA Compliance and handicap access to the main floor of the building. I have attached drawings of how that will affect the footprint of the building.

Warwood does not have a secular community recreation and events center in the neighborhood. I believe that this would be a great addition to the community and provide a place where both private citizens and non-profit organizations can meet and hold small events. As an Eagle Scout myself I would love to host Scout Troops and other non-profit organizations.

While I would certainly want to help these non-profit organizations, the core business goal for the building would be profit driven. I believe that the location of this space would make it an ideal event center for Wheeling and beyond into Wellsburg, Beech Bottom, Follansbee, and across the river into Ohio.

I currently do not own this property as any offer I put on the building will be contingent upon the approval of this permit, acceptable city and state renovation plans, and overall project costs. My plan is to secure approval of this Conditional Use Permit, develop renovation plans in conjunction with the city and state, and then secure estimates from contractors to execute these building plans. Once I have an understanding of these costs, I would then proceed with submitting an offer on the building itself.

Thank you for your time and consideration!

Jeremy Merkle



APPLICATION FOR **CONDITIONAL USE PERMIT**

BOARD OF ZONING APPEALS

Name of Applicant: _____

Address of Applicant: _____

Phone Number of Applicant: _____

Name of Property Owner if Different from Applicant: _____

Address of Structure: _____ Zoning District: _____

Proposed Use: _____

Was the proposed structure built to be used as a Permitted Use in the district? YES NO

In order for the Conditional Use Permit to be granted, the applicant must demonstrate to the Board that all standards described on the back of this application will be met.

In addition to this form, the following shall be submitted prior to review by the City of Wheeling:

1. Application for Certificate of Zoning Compliance
2. A plot plan which shall depict the overall site layout including building location, parking area, circulation, setbacks, lighting, landscaping, screening, signage, and building location on adjacent parcels.
3. The preliminary building plans and elevations illustrating modifications and alterations including an indication of exterior materials, textures and colors being used on the project.
4. A letter summarizing the request along with any other information deemed helpful by the applicant or necessary by the Board to explain the nature of the proposed use and its consistency with the standards outlined on the back of this application.
5. Legal Description (may be found in deed)
6. Application Fee

Next meeting _____ at 9:30 a.m., Room 103. You must be present to be heard. Return information 17 days prior to Room 305.

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

Signature of Applicant

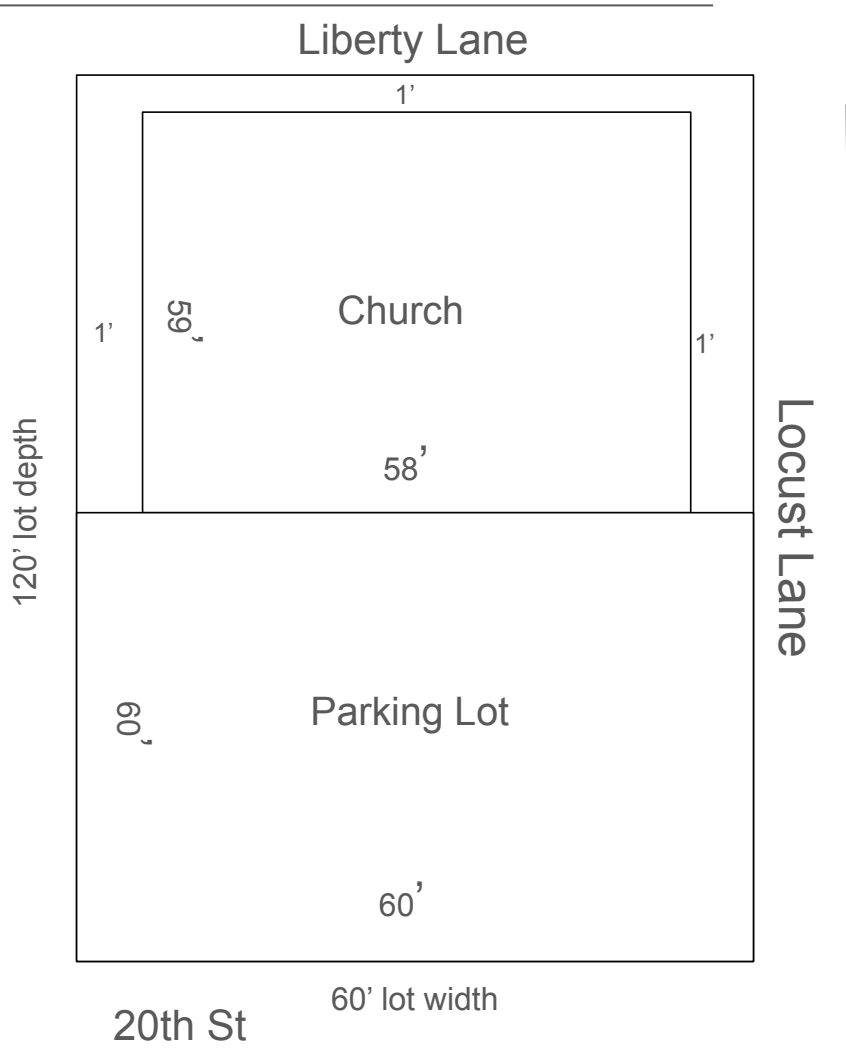
Date

Signature of Owner

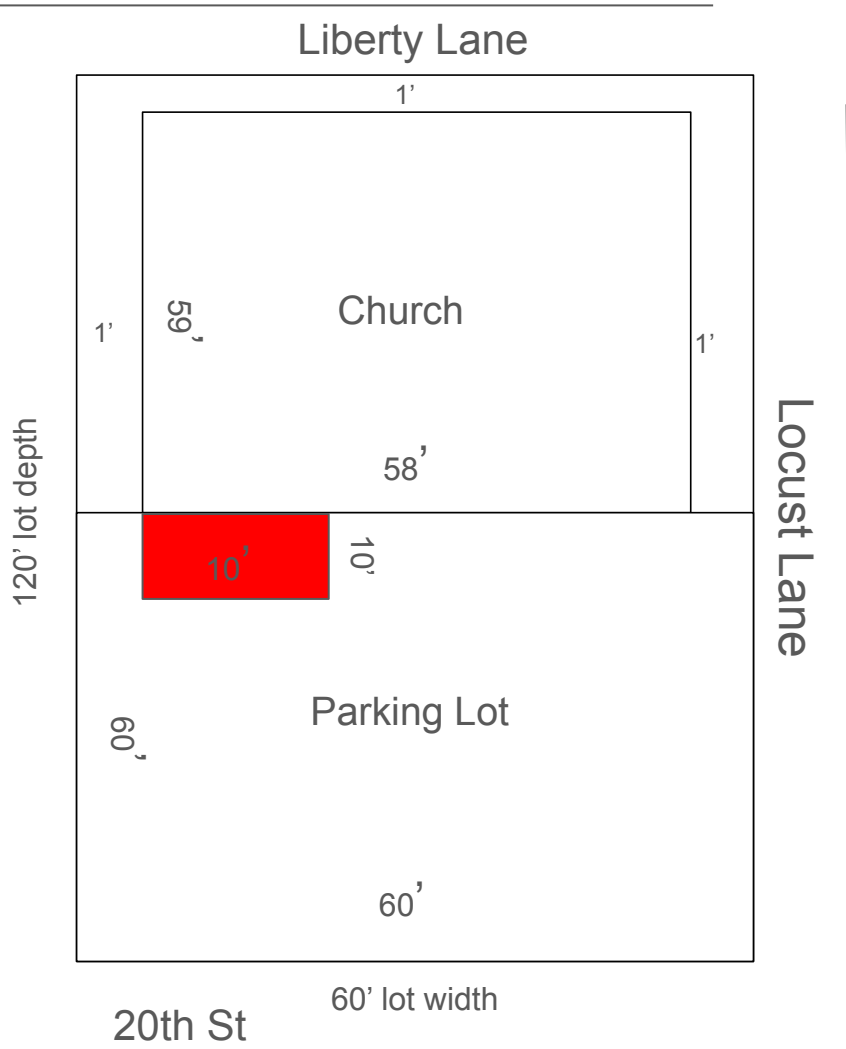
Date

The BZA shall approve an application for a conditional use permit, subject to such reasonable conditions and restrictions as are directly related to and incidental to the proposed conditional use permit, if it finds that the following general standards have been met:

1. The structure being considered for a Conditional Use Permit was not constructed to be used as a Permitted Use in the zoning district.
2. The proposed use is generally compatible with the goals of the adopted comprehensive plan.
3. The proposed use shall be in harmony with the appropriate and orderly development of the district, taking into consideration the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with such use, the size of the site in relation to the use, the assembly of persons in connection with the use, and the location of the site with respect to streets giving access to the site.
4. The proposed conditional use shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, taking into consideration the location and nature of the use, the architecture of the building where the use is proposed in relation to surrounding structures or greenspace, the location, nature, and height of walls and fences, and the nature and extent of landscaping on the site.
5. Neighborhood character and surrounding property values shall be reasonably safeguarded.
6. Operations in connection with the use shall not be offensive, dangerous, destructive of property values and basic environmental characteristics, or detrimental to the public interest of the City. They shall not be more objectionable to nearby properties by reason of fumes, noise, vibration, flashing of or glare from lights, and similar nuisance conditions than the operations of any permitted use not requiring a conditional use permit in the district.
7. Parking areas should be of adequate size for the particular use, properly located, and suitably screened at all seasons of the year from adjoining residential lots and streets or roadways. Adequate provision for safe and accessible off-street parking and loading spaces should be provided to address the parking in public streets of the vehicles of persons associated with or visiting the use.
8. The entrance and exit drives shall be adequate as to satisfy concerns of public safety and efficient use of the property.
9. The use shall not cause undue traffic congestion or create a traffic hazard.
10. The general landscaping of the site shall be in character with that generally prevailing in the neighborhood. Such landscaping shall include the preservation of existing trees to the extent practicable.
11. The proposed use must be appropriately located with respect to fire and police protection, waste disposal, and similar facilities and services, depending upon the nature of the conditional use.
12. The character and appearance of the proposed use, buildings, structures, and/or outdoor signs shall be in general harmony with the character and appearance of the surrounding neighborhood.
13. The use shall make a good faith effort to meet the prescribed requirements for the district in which located or as further specified in the supplementary regulations for such matters as required off- street parking, and sign regulations. These requirements may be evaluated by the BZA on a case-by-case basis or by a request for a variance from the BZA.
14. The level of services required to support the proposed activity or use is or will be available to meet the needs of the proposed activity or use. This consideration shall include the suitability of water supply and sanitary sewage facilities, whether private or publicly provided, to accommodate the intended use.
15. The use shall be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources.
16. The proposed use has no adverse effect on the public health, safety, and welfare.



Current Layout



Handicap Lift
Layout