

RE: Coeey-Bentz Building - Board of Zoning Appeal Application
3601 Jacob Street, Wheeling, WV

September 30, 2025

Bj Delbert, Director of Building and Planning, City of Wheeling
1500 Chapline Street
Wheeling, WV 26003

Dear Ms. Delbert,

Please accept this letter on behalf of Mike Heilman, Coeey-Bentz, LLC / Space Place Self Storage Units, with the accompanying Application for a Conditional Use Permit for the Board of Zoning Appeals. The property is currently owned by JBDJB, LLC. Mr. Heilman and the property owner have agreed on an option for property purchase ending October 31, 2025, if the real estate transaction for purchase is not completed by that date.

Mr. Heilman is engaged in the process of evaluating the existing building for building and fire code compliance & upgrade requirements, in order to determine the financial investment that will be required to rehabilitate and renovate entire structure for code safety and a new adapted reuse. Note, the existing building has been vacant for several years (decades) following the closure of the former Coeey-Bentz Furniture Store. The new intended use is to provide climate-controlled self storage units within the existing structure with the exception of the basement areas.

The property is zoned C-2 Commercial. The allowable uses within a C-2 zone do not include 'storage' as a primary use classification. The zoning code limits all 'storage' use buildings/properties to Industrial zones (I-1 & I-2) assuming that any 'storage' use would be typical of the garage type sheds - metal or other material structures – commonly associated with new construction or conversion of similar properties. Indeed, the idea of an adaptive reuse of an historic building to convert it to indoor climate-controlled storage facility is quite novel for the Wheeling area. No equivalent facilities are offered in Wheeling.

Neither the current zoning code, nor the Comprehensive Plans of 2014 or 2024-2034 indicate any contemplation of adaptive reuse of historic structures for indoor climate-controlled storage use. Therefore, a Conditional Use Permit within the zoning code ordinance is available for the applicant to meet *"community and Comprehensive Plan goals [with] flexible and individual regulation of land use(s) on a specific property."* – *City of Wheeling Zoning Ordinance, Section 1372*. The applicant is able to satisfy and comply with Sections 1372.05-1372.06 with the rehabilitation and renovation of the 1914-1924 historic building. Although the 2014 Comprehensive Plan does note - "Provide for the adaptive reuse of older, unique buildings (e.g., Coeey-Benz and the Schmulbach buildings)." Pg. 97-98 (map) – there are no other specific references indicating defining what specific type of adaptive reuse should be implemented for historic structures as it may relate to a 'storage' use. Practically speaking, the only difference between the former use of the building as a retail furniture store (and storing those items on site) & the new use as self-storage (likely of furniture & home goods) is that there are no on site transactions.

Mr. Heilman respectfully requests approval of the Conditional Use Permit for the former Coeey-Bentz building in order to facilitate the adaptive reuse of this distinctive, historic building within the South Wheeling commercial district. By granting this approval, the BZA will allow this new business to proceed with rehabilitating the Coeey-Bentz building so that the historic structure can continue its useful life & positively contribute to South Wheeling, and the Wheeling area at large, in a new way.

Respectfully submitted,
Scatterday Architecture



Wendy M. Scatterday, AIA, NCARB
Principal Architect



J B D J B, LLC

1140 Main Street, Suite 101

Wheeling, WV 26003

ph: 304-233-5200

September 30, 2025

City of Wheeling
Building & Planning Department
1500 Chapline St.
Wheeling, WV 26003

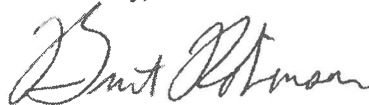
Re: 3601 Jacob Street

To whom it may concern:

Please be advised that J B D J B, LLC is the fee simple owner of the following Ohio County, WV assessor tax parcels: 10-W78-211, 10-W78-207, 10-W78-206, 10-W78-205, and 10-W78-147 collectively known as the Cooley-Bentz property, located at 3601 Jacob St., Wheeling, WV. Please allow this letter to serve as notice that we are aware that Mike Heilman is or will be applying for either a zoning classification change or conditional use permit for this property and we have no objection and fully support his application or that of any affiliated entity or business that he may associate on his behalf.

If we can be of any further assistance please don't hesitate to contact us at the number above or by email to brent@rlovv.com.

Sincerely,



Brent Robinson

Member of J B D J B, LLC



APPLICATION FOR CONDITIONAL USE PERMIT

BOARD OF ZONING APPEALS

Name of Applicant: Mike Heilman

Address of Applicant: PO Box 2010 Weirton WV 26062

Phone Number of Applicant: 304 374 4853

Name of Property Owner if Different from Applicant: JBOJB LLC

Address of Structure: 3601 JACOB ST Zoning District: C-2

Proposed Use: STORAGE

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]

Signature of Applicant

9.30.25

Date

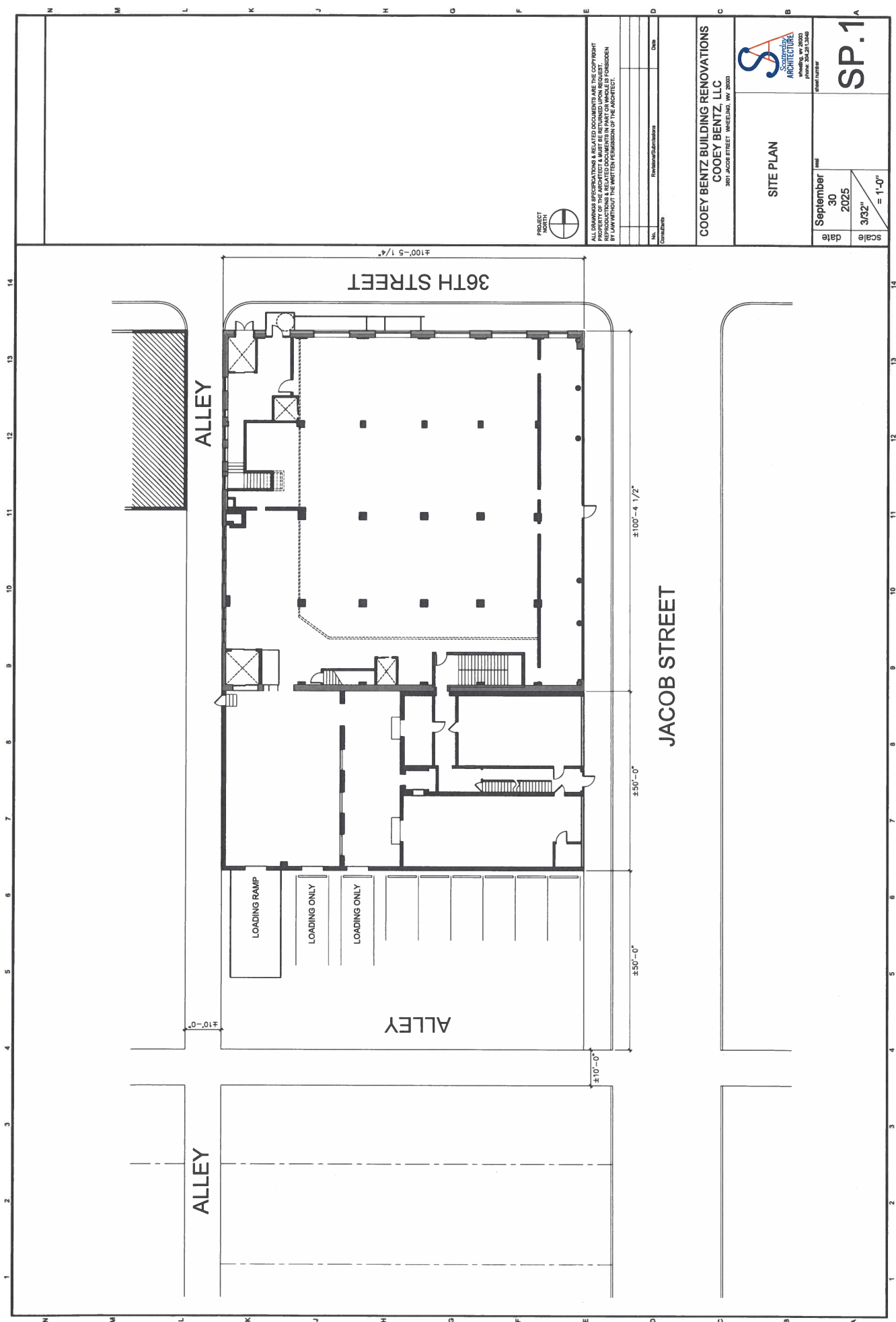
[Signature] TBO

Signature of Owner

9.30.25

Date

pd



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| No. | Revisions/Descriptions | Date |
|-----|------------------------|------|
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COOLEY BENTZ BUILDING RENOVATIONS
COOLEY BENTZ LLC
 3801 JACOB STREET WISCONSIN, WI 53000



SITE PLAN

| | |
|-------------|--------------------|
| date | September 30, 2025 |
| scale | 3/32" = 1'-0" |
| SP.1 | |