



**APPLICATION FOR VARIANCE
BOARD OF ZONING APPEALS**



Applicant Information

Name: Megan Campbell
 Address: 102 Carroll Dr. St. C, Ohio 43950
 Phone Number: 740-310-9074 Email: meganmariee25@gmail.com

Location of Land

Address: 2239 Market St Wheeling WV 26003
 Legal Description: Dance Studio

Variations being requested (to be completed by Zoning Official):

1. • Schedule 5-A: reduce side setbacks from 10ft to 4.6 ft
2. • increase max lot coverage from 45% to 90%
3. _____
4. • Reduce required parking from 18 to 5 spaces.

Purpose: _____

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.

Megan Campbell
 Signature of Owner

9/10/25
 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: 2239 Market Street Wheeling, WV 26003
- 2. Name of Property Owner: Megan Campbell
- 3. Name of Applicant: Megan Campbell
- 4. Address of Applicant: 102 Carroll Dr St.C, Oh 43950
- 5. Applicant Phone: 740-310-9074 Owner Phone: _____
- 6. Existing Use: dance studio
- 7. Proposed Use: Same Other (describe): _____
- 8. Number of off-street parking spaces to be provided: 5
- 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: _____

Number of proposed dwelling units: _____

Existing Lot Dimensions: Width: 66 ft. x Depth: 85 ft. = lot area: 5,610 sq. ft.

Existing Principal Building:

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: _____

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: 62 ft. x Depth: 65 ft. = Total first floor area, including covered porches: 4,030 sq. ft.

Setbacks: Front: _____ ft. Rear: 20 ft. Side: 0 ft. Other Side: 4'6" ft. Height/Stories: 2

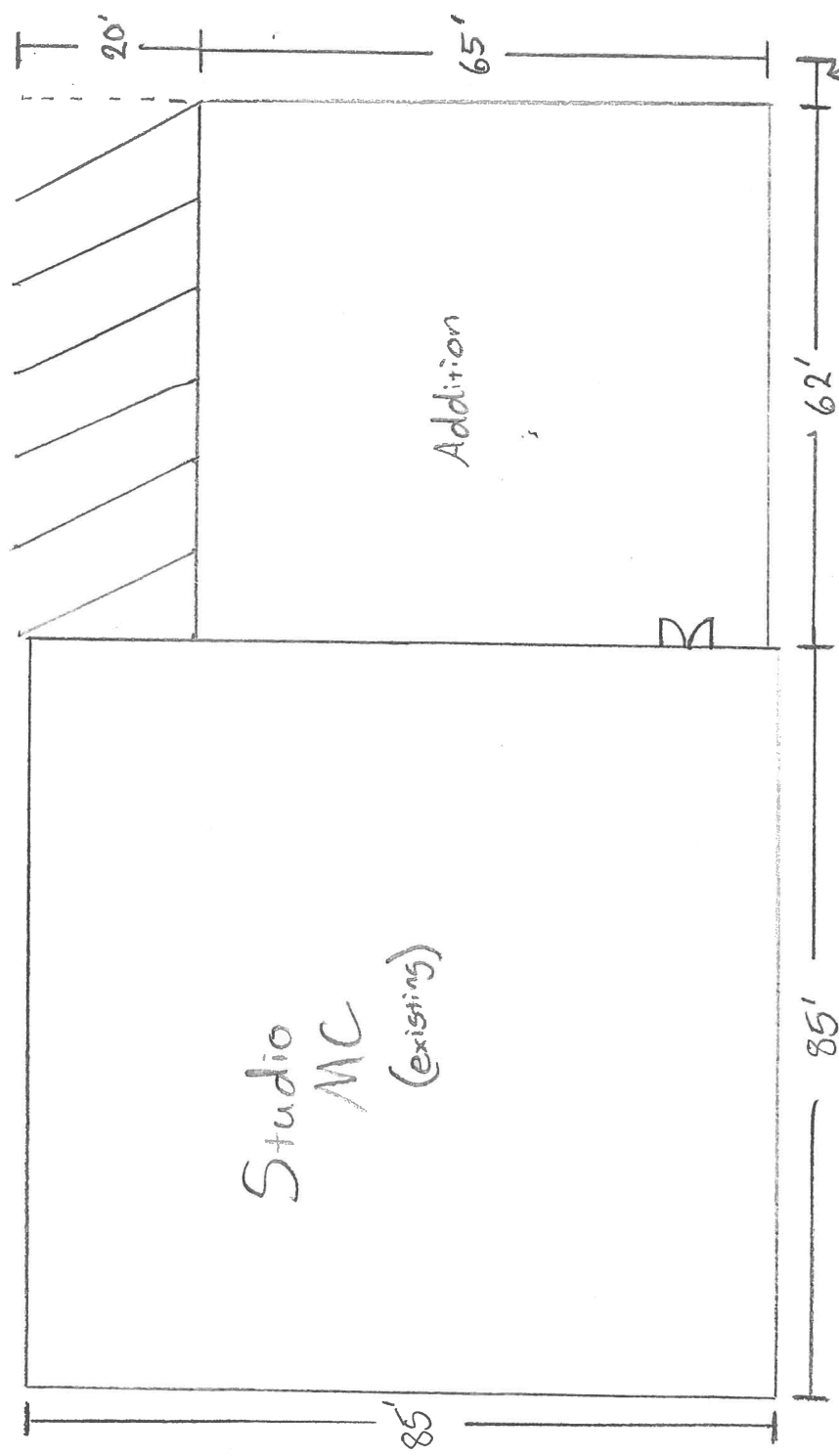
Applicant Signature: Megan Campbell Date: 9/10/25

Owner Signature: Megan Campbell Date: 9/10/25

Reset Form

Print Form

Alley



Alley

Studio
MC
(existing)

Addition

Market St

4'6" from adjacent building

20'

65'

62'

85'

