



City Clerk  
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Wheeling, WV 26003  
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[wheelingwv.gov](http://wheelingwv.gov)

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August 17, 2023

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, Dave Schaffer

**City Staff:** Brenda J. Delbert

**City Solicitor:** Rose Humway-Warmuth

Approval of Minutes:

Mr. Geese, seconded by Mr. Schaffer, moved to approve the minutes of the July 20, 2023, meeting. Motion carried. All in favor.

Ed Nolan 2417 Jacob St. for Variance from Schedule 5-A: to reduce front yard setback from 30 feet to 5 feet. Purpose of Request: new structure. Mr. Nolan was present. He indicated he owns the building next door, and he runs a business out of site. He would like to expand onto adjoined lot he recently acquired. All other buildings on the street abutted the sidewalk. No one was present to speak for or against variance. Mr. Felton, seconded by Mr. Geese, moved to approve the request. All in favor. Motion carried.

Christine Gronell, 107 Queen Ave, for Variance from Schedule 4-a: to reduce front yard setback from 20 feet to 16 feet. Purpose of request: new front porch. Ms. Gronell was present. The properties adjacent to 107 Queen Ave, have front porches and do not meet the required 20-foot setback. Ms. Gronell indicated that she would like to build in alignment with neighbors. No one was present to speak for or against variance. Mr. Shaffer, seconded by Mr. Geese, moved to approve the request. All in favor. Motion carried.

American Legion Post #1 45 Sycamore Ave. for Conditional Use Permit Purpose of Request: event rentals. John Powell is present to speak on behalf of request. American Legion Post 1 is the new owner and operator of the former Italian American Club (IAC). The parcel is zoned residential. They are a continued nonconforming use. American Legion intends to update, upgrade, and expand the kitchen area. The intension is to add a commercial kitchen as well as video game area. There will be no application for ABCA or LVL. Steve Drake, Sycamore Ave, is present to speak in favor of request, citing no issues with parking or objections to improvements. No one was present to speak for or against variance. Mr. Shaffer, seconded by Mr. Felton, moved to approve the request. All in favor. Motion carried.

There being no further business, Mr. Geese, seconded by Mr. Felton moved to adjourn. Time: 9:49 a.m.