



City Clerk
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Wheeling, WV 26003
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wheelingwv.gov

October 17, 2024

The Board of Zoning Appeals met on the above date in City Council Chamber, 1500 Chapline St, City-County Building at 9:30 am.

BOARD MEMBERS: Geese, Felton, Sinclair (absent) and Schaffer

CITY STAFF: Brenda Delbert; Building and Planning Director and Rosemary Humway-Warmuth; City Solicitor

Mr. Felton called the meeting to order at 9:30am.

APPROVAL OF MINUTES

Mr. Geese moved, seconded by Mr. Schaffer, to approve the minutes from the May 16, 2024, meeting. Motion carried. All in favor.

Administrative Appeal, 8 Oak Park

Appeal filed by Brendan and Jamie Leary of 10 Oak Park wish to appeal the decision made by the Zoning Administrator. Mr. and Mrs. Leary were in attendance to speak to their request, to have the Board reconsider the administrative decision to allow a recreational vehicle be parked in their neighbors back yard. The Leary's stated the vehicle is not parked on an approved surface and provided pictures taken over the last year to support their claim. A discussion ensued. Ms. Delbert stated that the owner of the RV is within compliance of the approved surface stating that each wheel has concrete block underneath, being approved by City Engineer. Discussion continued concerning approved surfaces, curbs and parking regulations. Mr. Geese, seconded by Mr. Schaffer moved to deny the appeal. All in favor. Motion Carried.

Tom Haluscak 101 Harding Ave

Mr. Haluscak resident of 101 Harding Avenue is seeking variance from schedule 4A to reduce the side yard setback from 30 feet to 8 feet to build a shed in rear yard of the corner lot. Mr. Haluscak wishes to build a small shed on his property within the next few months, but needs variance as his property sits on a corner and extends back between Louisa and Harding Avenues. No one was present to speak for or against the request. Mr. Geese, seconded by Mr. Schaffer, moved to approve variance request. All in favor. Motion Carried.

YMCA of Wheeling- 55 Lounez Ave

Representative Chris Clark from the Mills Group is seeking variance from schedule 5-A to increase height from 45 feet to 55 feet for their project at the YMCA building located at 55 Lounez Avenue. YMCA is in process of remodeling of the building and height is the only issue as it needs to be higher to allow for track that will be second level of gym. Resident of 46 Lounez Avenue spoke in opposition to expansion, citing traffic and parking concerns for residents located on Lounez Avenue. Board recommended Traffic Commission to resident regarding concerns. Mr. Felton, seconded by Mr. Schaffer moved to approve variance request. All in favor. Motion Carried.

There being no further business, Mr. Schaffer, seconded by Mr. Geese, moved to adjourn.
Time: 10:07 a.m.