



City Clerk
1500 Chapline Street
Wheeling, WV 26003
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wheelingwv.gov

October 16, 2025

The Board of Zoning Appeals met on the above date in 3rd Floor Conference Room, 1500 Chapline St, City-County Building at 9:30 am. For the records: Council Chambers is under construction, signs were posted on the door alerting those wishing to participate of the new room location.

BOARD MEMBERS PRESENT: Jesse Blount, Randy Geese, Robert Felton, and Ron Sinclair

BOARD MEMBERS ABSENT: Dave Schaffer

CITY STAFF: BJ Delbert, Building and Planning Director

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

APPROVAL OF MINUTES

Mr. Geese, seconded by Mr. Felton, moved to approve the minutes of the September 18, 2025, meeting. Motion carried. All in favor.

Studio MC, 2239 Market St, Variance(s) from schedule 5A: to reduce the total side yard setback from 10' to 4.6' (2) from schedule 5A: to increase maximum lot coverage from 45% to 90% (3) reduce required parking from 18 spaces to 5 spaces. Purpose of request: construct an addition. Dave Knuth present on behalf of Studio MC owner. Parking lot is not open to the public. Business model is drop off and pick up.

Mr. Sinclair, seconded by Mr. Felton, moved to approve variances as requested. All in favor. Motion Carried.

Mike Heilman, 3601 Jacob St. for a Conditional Use Permit. Purpose of request: indoor climate-controlled storage. Wendy Scatterday, Architect, Brent Robinson, Owner, and Mike Heilman, Applicant/prospective buyer, are present. Mr. Heilman would like to create an indoor climate-controlled storage facility. The building has been vacant for decades and Mr. Heilman is proposing adaptive reuse of a historical structure. The current parcel is zoned C-2 General Commercial. The building is approximately 61,900 square feet. Mr. Robinson indicated he has attempted to sell the building in the past to no avail, and he believes due to size this is the highest and best use of building. Rosemary Ketchum, 3543 Eoff spoke neither for or against but encouraged to keep sign and awning as preservation concerns. In response Ms. Scatterday indicated the applicant intends to apply for Historic tax credits and thus requires keeping character-defining elements. For the record the city received support letters from Friends of Wheeling. Mr. Felton, seconded by Mr. Blount, moved to approve the conditional use permit as presented. All in favor. Motion Carried.

Hermes Holdings LLC, 101 N 20th St. for a Conditional Use Permit. Purpose of request: open an event/community center. Mr. Merkle indicates the center will focus on daytime activities. Mr. Merkle is a resident of the neighborhood as well. Stacey Bell 102 N 21st, concerns due traffic, overflow parking, event times, noise, and children in the area. Bernie Lombard questioned procedures. Mr. Blount, seconded by Mr. Geese, moved to approve the conditional use permit as presented. All in favor. Motion Carried.

There being no further business, Mr. Sinclair, seconded by Mr. Felton, moved to adjourn.
Time: 10:20 a.m.