



City Clerk
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March 21, 2019

The Board of Zoning Appeals met on the above date in City Council Chambers, First Floor, City-County Building. Vice Chair Johnston called the meeting to order at 9:30 a.m.

BOARD MEMBERS: Johnston, Maness, Sinclair, & Smith
CITY CLERK'S OFFICE: Brenda J. Delbert City Clerk
ECD DEPARTMENT: Tom Connelly, Assistant ECD Director
CITY SOLICITOR'S OFFICE: Howard Klatt Assistant City-Solicitor

APPROVAL OF MINUTES

Mr. Johnston moved, seconded by Mr. Maness, to approve the minutes from the February 21, 2019 meeting. Motion carried. All in favor.

NEW BUSINESS:

Good Shepherd Nursing Home, 159 Edgington Lane – Request for Extension of Variance
Donald Kirsch was present. Previously the sign variance was granted for 1 year. There have been no known complaints by residence and Mr. Kirsch is requesting a permanent variance. Mr. Sinclair moved, seconded by Mr. Maness to grant a permanent request. Motion carried. All in favor.

Lindy Seco, 126 Edgington Lane. Conditional Use Permit. Purpose of request: Renew Previous Business. Ms. Seco was present to address the board. She is the owner of the property. There are rental units currently and she would like to operate the business out of the basement. The business closed several years ago, and Ms. Seco is ready to re-open. Mr. Connelly explains since time has lapsed a new variance is needed even though same location. Laurie Muller, 135 Edgington Lane, speaks in opposition of granting due to parking constraints. Lisa Minder, 129 Edgington Lane, speaks against request also siting parking as number one concern. Mr. Smith moved, seconded by Mr. Maness to deny request. Motion carried. All in favor. Variance denied.

Robert Contraguero, 269 Bethany Pike. Variance from schedule 5-A: to reduce the rear yard setback from 15' to 5'. Purpose of request: Construct 12 x 24 building. Mr. Contraguero was present and presented site plans of current carwash with additional structure. Jeffrey Bouriaque, 36 Brown St, spoke against the variance request, due to noise and traffic of current structure. Mark Garrett, 26 GC&P, speaks against due to traffic concerns involving ingress and egress. Mr. Maness moved, seconded by Mr. Johnston to deny request. Mr. Sinclair voted in favor of request. Motion carried. Variance denied.

Ron F. Bence, 114, 116, 118 17th St. Variance from schedule 6-A: to reduce the front yard setback in the I-2 Zone from 30' to 0'. Purpose of request: Construct new building. Frank Duff of

Wheeling Development Corporation was present to present request. No one else was present to speak for or against the request. Mr. Sinclair moved, seconded by Mr. Smith, to grant the variance as requested. All in favor. Motion carried.

James G. Bordas III c/o Constantine “Gus” Kayafas, 29 Floral Drive. Variance from schedule 4A: to reduce the rear yard setback from 30’ to 8” in the R-1A zone. Purpose of request: Construct Indoor Basketball and Auto Court. Mr. Kayafas presented the request. In response to questions raised about existing structures on Wheeling Park Commission property Mr. Bordas spoke to clarify existing agreement. The variance requested today will not cross over onto neighboring property. Josh Contraguero, 36 Floral Drive, speaks in favor of request. Mr. Sinclair moves, seconded by Mr. Maness, to grant variance as requested. Mr. Smith votes against. Motion carried. Variance granted.

**There being no further business, Mr. Johnston moved, seconded by Mr. Smith to adjourn.
Time: 11:09 a.m.**