



City Clerk
1500 Chapline Street
Wheeling, WV 26003
Phone: (304) 234-6401
wheelingwv.gov

June 27, 2019

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

BOARD MEMBERS: Dobkin, Johnston, Maness, Smith
Sinclair- Absent
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. Maness moved, seconded by Mr. Johnston, to approve the minutes from the May 16, 2019 meeting. Motion carried. All in favor.

NEW BUSINESS:

Elsa Campiti, 109-113 South Front St. Variance from section 1339.04.b: to allow an accessory building to be located on a lot without a principal use. Purpose of request: Construct 24x24 garage/garden shed. Ms. Campiti is present and explains she currently uses the lot for gardening storing equipment in small shed. Her intentions are to start selling her produce out of the proposed shed. Mr. Connelly confirms there is no zoning issues (C2), but the only need for a variance is there is no principal structure at this time. If Ms. Campiti begins her business, the new shed will become the principal structure. No one is present to speak for or against the request. Mr. Smith moved, seconded by Mr. Mannes to deny. All in favor. Motion carried.

William Criswell, 133 Sligar Ave. Variances from section 1335.11: to allow an accessory building be constructed in the front yard Purpose of request: construct carport. Mr. Criswell was present and spoke to his unique layout of property; the garage sits in front of his house. There is a current temporary carport located next to the garage and Mr. Criswell wishes to build a permanent carport. Due to the layout of his home side and rear yards are not an option to build. Neighbors son, Ron Koehler, spoke against granting the variance, citing safety concerns. The building will need to follow all city building codes and will be inspected by city staff. Mr. Johnston moved, seconded by Mr. Dobkin to approve variance as requested. All in favor. Motion granted. 18 months granted for completion.

Ricardo Zambito, 6 Pearl Ave. Variance from schedule 5-A: to reduce the front yard setback in the EMO district from 30' to 17'. Purpose of request: Construct an addition. Jerry Jacobs, Construction Consulting Service, is present to speak on applicant's behalf. The existing dental practice would like to expand on currently owned property. The addition will match the existing structure. Erin Wilson, 12 Pearl Ave, is present and speaks in favor of granting variance citing they are good neighbors. Mr. Maness moved, seconded by Mr. Smith to grant variance as requested. All in favor. Motion carried. 18 months granted for completion.

Request for reasonable accommodations at 1313 Valley View Ave and 4012 Eoff St. Sarah Williams is present to speak for Oxford House. City code allows five unrelated individuals to live together, Oxford House is requesting reasonable accommodations to allow six persons to share residence. Mr. Smith moved, seconded by Mr. Johnston to approve the request at 1313 Valley View Ave. All in favor. Motion passes. Mr. Dobkin moved, seconded by Mr. Johnston to approve the request at 4012 Eoff St. All in favor. Motion passes

**There being no further business, Mr. Johnston moved, seconded by Mr. Maness to adjourn.
Time: 10:35 a.m.**