



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

October 17, 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: Maness, Sinclair, Smith and Johnston
Dobkin Absent
CITY CLERK: Brenda J. Delbert
ECD DEPARTMENT: Tom Connelly, Assistant ECD Director
CITY SOLICITOR'S OFFICE: Howard Klatt, Assistant City Solicitor

APPROVAL OF MINUTES

Mr. Smith, seconded by Mr. Maness, to approve the minutes from the September 19, 2019 meeting. Motion carried. All in favor.

NEW BUSINESS:

Phil Huffner, 73 ½ Eden St. Variances from Schedule 4A: to reduce the front setback from 20' to 10' (2) to increase the maximum lot coverage from 40% to 47%. Purpose of request: Construct new dwelling. Mr. Huffner is present and speaks to his request. Mr. Smith moved, seconded by Mr. Johnston to approve the variance as requested. All in favor. Motion carried. Variance is approved. 18 months given for completion.

Eden LLC, 135 Virginia St. Conditional Use Permit. Purpose of request: Restaurant and Lounge. Alex Coogan is present and speaks on behalf of his request. The property has been several bars/lounges in the past. Neighbor Kathy Witzberger, 123 S, Wabash, is present and speaks against, citing last tenant had numerous problems. However, no trouble with the ones prior. Owner of the property, Wheeling Coin, speaks in favor of Eden LLC and thinks they will be responsible owners. Mr. Smith moved, seconded by Mr. Sinclair, moved to approve the variance as requested. All in favor. Motion carried.

Robert Contraguero, 3624-3626 Jacob St Variance from Schedule 5A: to reduce the total side yard setback in the C-2 zone from 10' to 5'. Purpose of request: Construct new building. Mr. Contraguero presents his request for variance. Ron King, owner of property across the street, speaks in favor of the request. Mr. King cites Panhandle has been excellent neighbors and improved South Wheeling a lot. Mr. Smith moved, seconded by Mr. Maness, moved to approve the variance as requested. All in favor. Motion carried

**There being no further business, Mr. Sinclair moved, seconded by Mr. Maness to adjourn.
Time: 10:28 a.m.**