



# CITY OF WHEELING PLANNING COMMISSION

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## STAFF REPORT

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**Planning Commission Date:** Monday, August 11, 2025

**Property Location:** 128 S Park St

**Applicant:** Homeowners-Husband and Wife: Alan Hofmann and Shawna Larese

**Property Zoning Classification:** R1C- Single Family Residential

**Nature of Request:** Class II Home Occupation

### BACKGROUND

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Ms. Larese seeks to operate a Herbalife Nutrition Club out of her home located at 128 S Park St. The zoning classification is R1c Single Family, High Density. Home Occupation uses are permitted in all zoning districts in which residential uses are permitted. Class II Home Occupation requires the Planning Commission to conduct a public hearing on the application to ensure the use meets the performance standards.

As stated in the application, Ms. Larese and her husband will be the only employees. They intend to operate on the weekends from 8:00 am to 2:00 pm. Herbalife Nutrition is health shakes and teas. Customers will stop to purchase but will not dine in at the location. The applicant states there is adequate street parking.

### COMPREHENSIVE PLAN CONSISTENCY

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The 2034 Wheeling Forward Comprehensive Plan states as an objective to City Wide planning: *Support growth among local and entrepreneurial business start-ups. Cultivate a thriving entrepreneurial ecosystem by providing funding, mentorship, and business development resources. Establish incubators and collaborative spaces that nurture local startups. Create opportunities for entrepreneurs to connect with investors, customers, and the broader business community.*

### PLANNING COMMISSION REVIEW

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As stated in §1367.07(b)(2), a Class II Home Occupation Permit shall not be granted if the Planning Commission determines that the proposed home occupation will constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, noise, odors, or other circumstances that are contrary to the related performance standards set forth in the Planning and Zoning Code and outlined herein. If the Planning Commission grants the Class II Home

#### COMMISSION MEMBERS

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STAFF: BRENDA J. DELBERT

Occupation Permit, it may require additional terms and conditions considered necessary to assure the integrity of such permit and the zoning district in which it is proposed to be located; provided, such additional terms and conditions are imposed with specific reference to the intent and purpose of Article 1367 – Home Occupations.

**STAFF RECOMMENDATION**

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Staff recommends approval of subject application with conditional review if business outgrows parking demands or expands day and operation times.

**ATTACHMENTS**

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Application  
Project Location  
Zoning Map



# Application for Home Occupation Permit City of Wheeling, West Virginia

The undersigned requests a Home Occupation Permit for the use specified below. Should this application be approved, it is understood that it shall only authorize the particular use described in this application and will be subject to any conditions or safeguards required by the Planning Commission.

Name of Applicant: Shawna Larese

Address: 128 South Park Street Wheeling WV 26003

Phone Number: 304-551-1469 Email: Shawnataylor22@gmail.com

Name and Address of Owner if different: Alan Hofmann (husband) / Shawna Larese

Legal Description (attach copy of deed): \_\_\_\_\_

Description of Home Occupation: Herbalife Nutrition Club

Total Floor Area of Dwelling Unit: 3000 square feet Total Used for Home Occupation: 1100 square feet

Hours of Operation: 8-2 (to start) Total Number of Employees: 2

Size of Sign: 3x5 Will customers visit the business:  Yes  No

Is off-street Parking provided? Yes  No  If Yes, total number of parking spaces: \_\_\_\_\_

Supporting Information: Attach a narrative and vicinity map showing the property and layout.

**It is the applicant's responsibility to insure compliance with all state and local laws as well as deed restrictions applicable to the subject property.**

Applicant Signature: Shawna Larese Date: 7/10/2025

Owner Signature: Shawna Larese Date: 7/10/2025

Alan F. Hofmann 7/10/2025

**\*\*\*Zoning Official Use\*\*\***

Zoning District: RI-C

Type of Home Occupation: Class II ( Class I / Class II )

Public Hearing Date: 8/11/25

Planning Commission Action:  Approved  Denied

Zoning Official: \_\_\_\_\_ Date: \_\_\_\_\_

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## Application for Home Occupation Permit

Please describe in detail what type of business you plan on operating. Include information such as hours of operation, number of employees, if you will be storing inventory, supplies or chemicals, if you will be receiving deliveries, how you will advertise, if you will be having clients coming to your house, etc.

I would like to start a Herbalife Nutrition Club out of my home where people will stop to get Herbalife shakes and teas. This will be ran by myself and my husband. At the start we plan to only do weekends from 8-2 to see how things go and if it does well it would grow into a seven day a week operation.

Herbalife ships by Fed-Ex - so we would be receiving deliveries from them.

We would use social media to advertise. Customers would be stopping by long enough to grab a shake and/or a tea, and then be on their way. Our house sits on the corner of South Park and East Park. Currently all the neighbors park on South Park Street - leaving the area on East Park Street in front of our house wide open for parking, and we could add that to all posts that we make that parking is available on East Park Street only.



# Legend

## Zoning By Parcel



R1A



R1B



R1C



R2



R3



R4



C1



C2



128 S Park St, Wheeling, WV, 26 X

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