



# CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

## STAFF REPORT

PROPERTY LOCATION: 753 Main Street

NATURE OF REQUEST: Special Use Permit

APPLICANT: Jeramie K. Alvarado

### BACKGROUND & ANALYSIS:

Jeramie Alvarado, doing business as “Carlito’s Soul Kitchen” is requesting a Special Use Permit in order to open a “Restaurant with Lounge” at 753 Main Street. The property is zoned NWSD North Wheeling Special District, which permits commercial uses as outlined in the C-1 Neighborhood Commercial. A “restaurant” is a permitted use, a “restaurant with lounge” requires the approval by the Planning Commission. A “restaurant with lounge” is defined as “an establishment for public eating in which the main purpose is the serving of food for consumption on premises and wherein a separate portion of the premises or structure may be used for the consumption of alcoholic beverages.”

The applicant has indicated that the business will be a sit-down restaurant with a full menu. The building will contain a kitchen, dining area, video parlor / lounge area, bar area, restrooms, and deck. The business hours will be Monday – Thursday 11 a.m. – 10:30 p.m. and Friday – Saturday from 11 a.m. to 11:30 p.m. Off-street parking is available on the side and rear of the building. There is also public on-street parking in front of the building and public parking lots in the vicinity.

Special Use Permits are deemed to be permitted uses, subject to the satisfaction of the conditions and general standards set forth in §1371.06 of the Zoning Ordinance and the specific standards outlined in §1371.24.

As outlined in §1371.24 of the zoning ordinance, in the C-1 Neighborhood Commercial District a “restaurant with lounge” may be permitted upon the conclusion of a public hearing and with approval of the Planning Commission. The applicant shall provide the necessary information to establish the primary function of the business as a restaurant by presenting a business plan for review to the Commission. The plan should include the following pieces of information:

- A. Food Menu
- B. Alcohol Menu
- C. Staff
- D. Operating Hours- (Kitchen to remain open while business is open)
- E. Parking Availability/Seating Capacity
- F. Presence of Video Lottery Terminals, pool tables, dartboards, karaoke machines, and other sources of entertainment.
- G. Floor Plan, and
- H. Such other information as may be required by the Commission.
- I. Annual renewal of the Special Use Permit from the Commission.

### COMMISSION MEMBERS

JEREMY WEST, CHAIR · MICHAEL BAUM · THOMAS CONNER · RUSTY JEBBIA  
HOWARD MONROE · DAVE PALMER · CHRISTINA SCHISSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

If the Special Use Permit is approved, City Council will also have to designate the site as a Development / Redevelopment site since the business will contain alcohol and video lottery and is within 1000' of a residence in a residential zone.

STAFF RECOMMENDATION:

The staff recommends approval of the Special Use Permit.

ATTACHMENTS:      Application for Zoning Compliance  
Application for Special Use Permit  
§1371.06 "General Standards"  
Menu & Hours  
Floor Plan  
Exterior Photo



**APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE FOR THE USE, ERECTION, ALTERATION, OR REPAIR OF A BUILDING OR LAND**

The undersigned applies for a Certificate of Zoning Compliance for the following, said certificate is to be issued on the basis of the information contained within the application. *The applicant hereby certifies that all information and attachments are true and correct.*

- 1. Address of Property: 753 Main St. Wheeling
- 2. Name of Property Owner: Jeramie Alvarado
- 3. Name of Applicant: Jeramie Alvarado
- 4. Address of Applicant: 86 16th St. Wheeling
- 5. Applicant Phone: 304-281-9320 Owner Phone: 304-281-9320
- 6. Existing Use: \_\_\_\_\_
- 7. Proposed Use:  Same  Other (describe): \_\_\_\_\_
- 8. Number of off-street parking spaces to be provided: 20
- 9. Number of off-street loading berths to be provided: \_\_\_\_\_

**COMPLETE THIS SECTION BELOW FOR THE ERECTION, ALTERATION, OR ADDITION OF A STRUCTURE**

**Type of Improvement:**

**Residential:**

- New Building
- Addition
- Alteration / Repair

Number of existing dwelling units: \_\_\_\_\_

Number of proposed dwelling units: \_\_\_\_\_

**Existing Lot Dimensions:** Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = lot area: \_\_\_\_\_ sq. ft.

**Existing Principal Building:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Existing Accessory Building: (garage, carport, shed, pool, etc):**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

**Proposed Construction:**

Dimensions: Width: \_\_\_\_\_ ft. x Depth: \_\_\_\_\_ ft. = Total first floor area, including covered porches: \_\_\_\_\_ sq. ft.

Setbacks: Front: \_\_\_\_\_ ft. Rear: \_\_\_\_\_ ft. Side: \_\_\_\_\_ ft. Other Side: \_\_\_\_\_ ft. Height/Stories: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: 1-13-2022

Owner Signature: \_\_\_\_\_

Date: 1-13-2022

Reset Form

Print Form

**APPLICATION FOR SPECIAL USE  
PLANNING COMMISSION**

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

1. Name of Applicant: Jeramie K. Alvarado / Carlito's Soul Kitchen

Mailing Address: 86 16<sup>th</sup> street Wheeling, WV 26003

Phone: 304-281-9320 Email jeramiea3@gmail.com

2. Location Description: Carlito's Soul Kitchen LLC / formerly known as Big Shot Bobs location or Uncle Pefes

Address: 753 Main St.

Legal Description: restaurant / with bar & lounge

3. Existing Use: restaurant / with bar & lounge

4. Property Presently Zoned: \_\_\_\_\_

5. Description of Special Use: \_\_\_\_\_

a. Attach a vicinity map showing the property and plans for building, parking, traffic, etc.

b. Attach a narrative outlining the request and explain potential effects on adjacent property.

6. \$50.00 Application Fee Payable to the City of Wheeling

7. Signature of Applicant



Date

1-13-2022

### **§1371.06 General Standards as Basis of Review**

The Planning Commission shall approve an application for a special use permit, subject to such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit, if it finds that the following general standards have been met:

- 1) The proposed use is compatible with the goals of the adopted comprehensive plan.
- 2) The proposed use shall be in harmony with the appropriate and orderly development of the district, taking into consideration the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with such use, the size of the site in relation to the use, the assembly of persons in connection with the use, and the location of the site with respect to streets giving access to the site.
- 3) The proposed site development shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, taking into consideration the location, nature, and height of buildings, the location, nature, and height of walls and fences, and the nature and extent of landscaping on the site.
- 4) Neighborhood character and surrounding property values shall be reasonably safeguarded.
- 5) Operations in connection with the use shall not be offensive, dangerous, destructive of property values and basic environmental characteristics, or detrimental to the public interest of the city. They shall not be more objectionable to nearby properties by reason of fumes, noise, vibration, flashing of or glare from lights, and similar nuisance conditions than the operations of any permitted use not requiring a special use permit in the district.
- 6) Parking areas shall be of adequate size for the particular use, properly located, and suitably screened at all seasons of the year from adjoining residential lots and streets or roadways. Adequate provision for safe and accessible off-street parking and loading spaces shall be provided to prevent the parking in public streets of the vehicles of persons associated with or visiting the use.
- 7) The entrance and exit drives shall be laid out so as to achieve maximum safety and efficiency. The traffic access ways shall be adequate but not excessive in number, adequate in width, grade, alignment and visibility, and sufficiently separated from street intersections and places of public assembly and meet safety considerations.
- 8) The use shall not cause undue traffic congestion or create a traffic hazard.
- 9) The general landscaping of the site shall be in character with that generally prevailing in the neighborhood. Such landscaping shall include the preservation of existing trees to the extent practicable.
- 10) The use shall be appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities and services. All proposed buildings, structures, equipment and/or material shall be readily accessible for fire and police protection.
- 11) The character and appearance of the proposed use, buildings, structures, and/or outdoor signs shall be in general harmony with the character and appearance of the surrounding neighborhood.
- 12) The use shall meet the prescribed area and bulk requirements for the district in which located or as further specified in the supplementary regulations, including such matters as minimum setback, maximum height, required off-street parking, and sign regulations.
- 13) The level of services required to support the proposed activity or use is or will be available to meet the needs of the proposed activity or use. This consideration shall include the suitability of water supply and sanitary sewage facilities, whether private or publicly provided, to accommodate the intended use.
- 14) The use shall be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources.
- 15) The proposed use conforms in all respects to all the regulations of this chapter and particularly to the specific supplementary regulations that may apply to such use.
- 16) The proposed use has no adverse effect on the public health, safety, and welfare.

11am - 10:30 pm Mon - Thurs

11am - 11:30 pm Fri - Sat

#### **Appetizers**

**Soul Wangs:** 1 pound of wangs tossed in our secret soul sauce

**Short Ribs:** 4 bones of our meaty ribs slapped with house bbq sauce

**Crab Cakes:** 2 fresh Louisiana Crab cakes garnished with lemon zest & old bay and served on a bed of spring mix and drizzled with our house cream sauce

**Stuffed Mushrooms:** 6 beautiful crab stuffed mushrooms topped with cheese and broiled to perfection

**Carlito's Stuffed Peppers:** Bacon wrapped peppers stuffed with sausage and baked to your pleasure

**Fried Green Tomatoes:** six slices of fried green heaven topped with feta and served with our house sauce

#### **Lunch Menu: (all sandwiches served with your choice of side dish)**

**Salmon Cake Sandwich:** Handmade salmon patty grilled and laid on a fresh bed of lettuce topped with veggies and served in our house bun

**Fried Chicken Sandwich:** hand breaded chicken breast fried to a crisp and served on a bun with veggies and house sauce

**Crab cake sandwich:** grilled crab cake served on a bun with veggies and house sauce

**Ham Po Boy:** Ham, swiss, lettuce, tomato, pickle, and special mayo served on soft French bread

**Shrimp Basket:** torpedo shrimp, slaw, and hush puppies

#### **Dinner Menu: (all dinners served with your choice of 2 side dishes)**

**Fried Chicken:** 2 pieces of golden fried chicken. Breast and thigh or breast and leg only

**Meatloaf:** 7 ounce portion of homemade meatloaf topped with our house gravy

**Pork Chops:** Two 4ounce chops grilled and topped with sautéed onions

**Catfish:** grilled or fried, two 4 ounce filets

**Ribs:** house made bbq ribs, get a half rack or full rack

**Side Options:**

**Collard Greens, mashed potatoes, waffle fries, Mac n Chz, corn, green beans, potato salad, slaw, black eyed peas, red beans n rice, fried okra, or hush puppies**

**Salads:**

**Iceberg Wedge: topped with diced red onion, diced tomato, crumbled bacon, and blue chz crumble**

**House salad or House Ceasar**

**Dressing Options: Catalina French, Ranch, Italian, Balsalmic Vin, Blue cheese, or Vin/oil**

**Desserts:**

**Dutch apple pie**

**Peach Cobbler**

**Blackberry pie**

**Ala mode available**

---

**Kids Menu: (13 and under only)**

**Mac n Chz with one side**

**Fried chicken with one side**

**Grilled chz with one side**

**Meatloaf with one side**

**Ala cart:**

**Extra piece of chicken**

**“ “catfish**

**“ “ porkchop**

**Side dishes**

**Drink Menu:**

**Southern Belle**

**Georgia Peach**

**Gin Fizz**

**Old Fashion**

**Mint Julep**

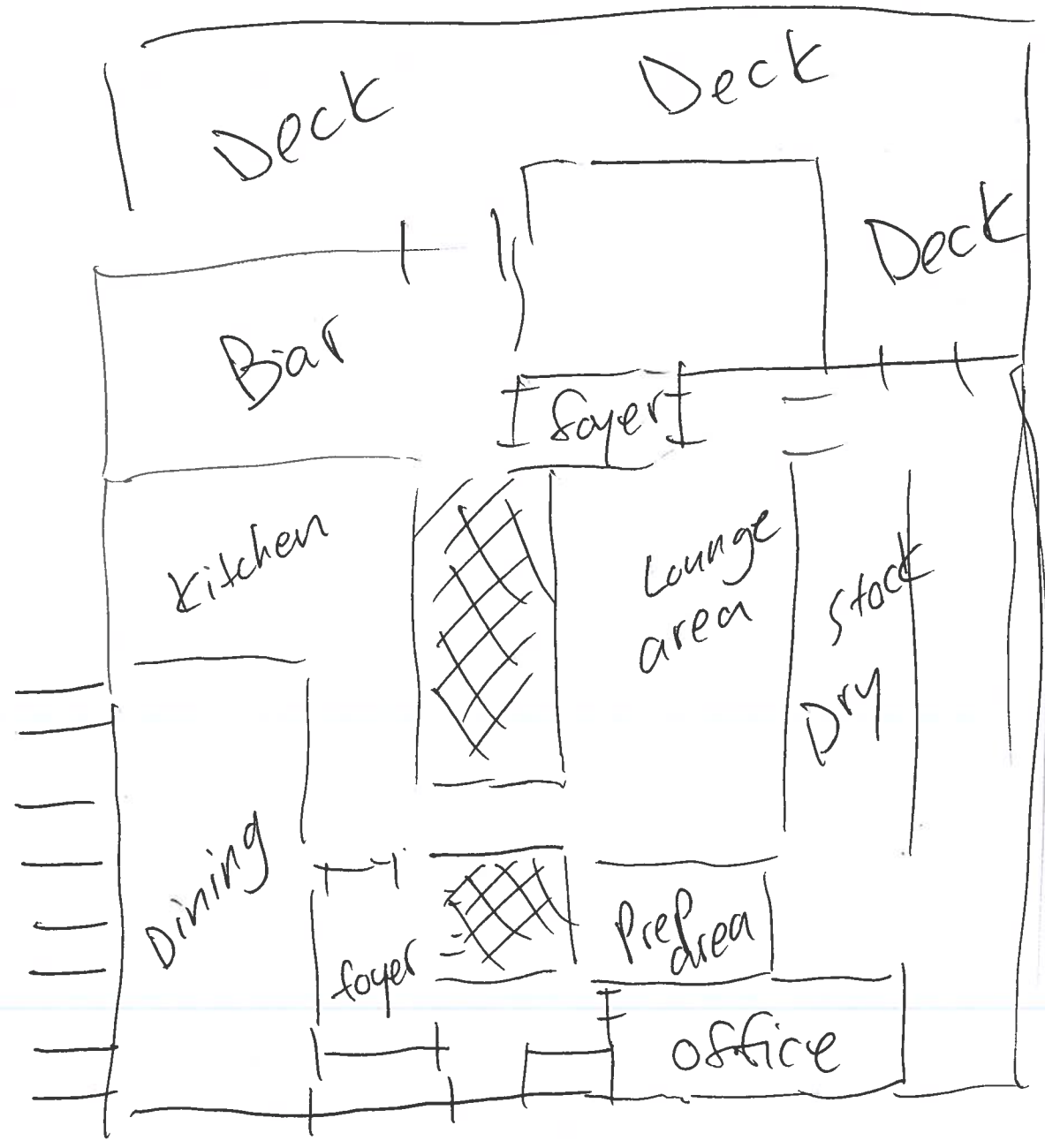
**The Louisville**

**Whisky Smash**

**1,001 Kentucky Nights**

---

8th Street North Wheeling



Main Street North Wheeling

"Restaurant Map"

