



CITY OF WHEELING PLANNING COMMISSION

www.WheelingWV.gov

STAFF REPORT

PROPERTY LOCATION: 2331/2333 Chapline Street

NATURE OF REQUEST: Class II Home Occupation

APPLICANT: Lambros Tshlaros

BACKGROUND & ANALYSIS:

Lambros Tshlaros is requesting a Class II Home Occupation permit in order to operate an artist gallery in-home art studio. Mr. Tshlaros makes mugs, cups, bowls and other pottery. He is the only employee. As outlined in his application, Mr. Tshlaros intends to utilize the property for his residence and art gallery / showcase. The applicant currently sells wholesale throughout West Virginia and Virginia. The hours of operation will be by appointment and the applicant intends to utilize a 4 square foot wall sign.

This property is located in the EMO Education Medical Office Zoning District. Home Occupations are permitted in all zoning districts in which residential uses are permitted, however, Class II Home Occupations require the Planning Commission to conduct a public hearing on an application to ensure the use meets the standards outlined below.

Plan Initiative 6 of the 2014 Comprehensive Plan is to Promote Entrepreneurial Efforts by “ensuring city ordinances do not limit home occupations too severely”.

Home Occupation

The purpose of a home occupation as outlined in §1367 of city code is to provide restricted occupational uses that:

1. Are clearly secondary to the use of the premise as a residence.
2. Compatible to the neighborhood.
3. Limited in extent.
4. Do not detract from the residential character of the neighborhood.

A Class II Home Occupation differs from a Class I Home Occupation in the following ways:

1. Clients or customers visit the premises.
2. The property does not have more than one non-illuminated sign exceeding four square feet.
3. The property accommodates parking for both the dwelling unit and the home occupation.

In addition to the above criteria, ten additional measures are specifically outlined in the zoning ordinance and must be met prior to the granting of a Class II Home Occupation permit. These are as follows:

1. The business is secondary to the use as a dwelling unit and does not occupy more than 250 square feet or 25% of dwelling unit.
2. Retail sales are permitted only to the extent that they are incidental and directly related to the service provided. The sales shall not exceed 10% of the gross income.
3. Only persons residing at the property shall be employed in the service provided.
4. The business shall operate between 8 a.m. and 10 p.m.

COMMISSION MEMBERS

MARTHA WRIGHT, CHAIR · JEREMY WEST, VICE CHAIR · THOMAS CONNER · RUSTY JEBBIA
JAMES J. MAUCK · HOWARD MONROE · DAVE PALMER · CHRISTINA SCHESSLER · WILLIAM SCHWARZ

STAFF: THOMAS CONNELLY, AICP

5. The business shall be the only Class II Home Occupation located at the property.
6. The business is carried on wholly within the principal building (including storage).
7. A flat wall sign no larger than 4 square feet shall be the only exterior indication of the home occupation.
8. There is no exterior storage of materials.
9. The business does not generate traffic in greater volume than would normally be expected in a residential neighborhood.
10. The business does not produce offensive noise, vibration, smoke, odors, etc.

As stated in §1367.07.b.2, a 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 above outline criteria.

STAFF RECOMMENDATION:

Staff recommends approval of the application.

ATTACHMENTS:

Application for Certificate of Zoning Compliance
Application for Home Occupation Permit
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: 2333 & 2331 Chaplin St
- 2. Name of Property Owner: Lambros Tsvhlanos
- 3. Name of Applicant: Lambros Tsvhlanos
- 4. Address of Applicant: PO Box 203 Short Creek WV 26058
- 5. Applicant Phone: 304 231 7548 Owner Phone: Same
- 6. Existing Use: Vacant
- 7. Proposed Use: Same Other (describe): Art studio & Dwelling
- 8. Number of off-street parking spaces to be provided: 0
- 9. Number of off-street loading berths to be provided: 0

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

Type of Improvement:

- New Building
- Addition
- Alteration / Repair

Residential:

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: Lambros Tsvhlanos

Date: 5/14/21

Owner Signature: _____

Date: _____

Reset Form

Print Form



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: Lambros Tshlaros

Address: Current 75 Windy Hill Rd, Short Creek, WV 26333 / 2331 Chaplin St Wheeling

Phone Number: 304 231 7548 Email: lambrostshlaros@gmail.com

Name and Address of Owner if different:

Legal Description (attach copy of deed):

Description of Home Occupation: 2 story apts. 1 Apt for Art studio, 1 for dwelling. 1 for gallery st

Total Floor Area of Dwelling Unit: 1,171 sq ft Total Used for Home Occupation: 651 sq ft

Hours of Operation: by appointment Total Number of Employees: 1

Size of Sign: No sign yet but will adhere to regulation 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: Lambros Tshlaros Date: 5/14/21

Zoning Official Use

Zoning District: EMO

Type of Home Occupation: Artist Studio w/ gallery (Class I / Class II)

Public Hearing Date: June 14, 2021

Planning Commission Action: Approved Denied

Zoning Official: Date:

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 make handmade pottery: Mugs, Cups, Bowls, Trays etc.

My business is high ~~90~~ 90% wholesale. I sell pottery throughout the state of WV, and one vendor in VA. Two of my vendors are in Wheeling (The Artisan Center & Washington Ave coffee).

I am the only employee. I like to work 5 to 6 AM to ^{around} 1 PM.

I will be storing clay and glazes in the studio, but ~~the~~ glaze chemicals, of which none are toxic, will be stored in my current studio in Short Creek WV (this will save space).

I've been selling pottery in Wheeling since 1996. In that time I have never maintained much of an inventory. I mostly work to fill wholesale orders.

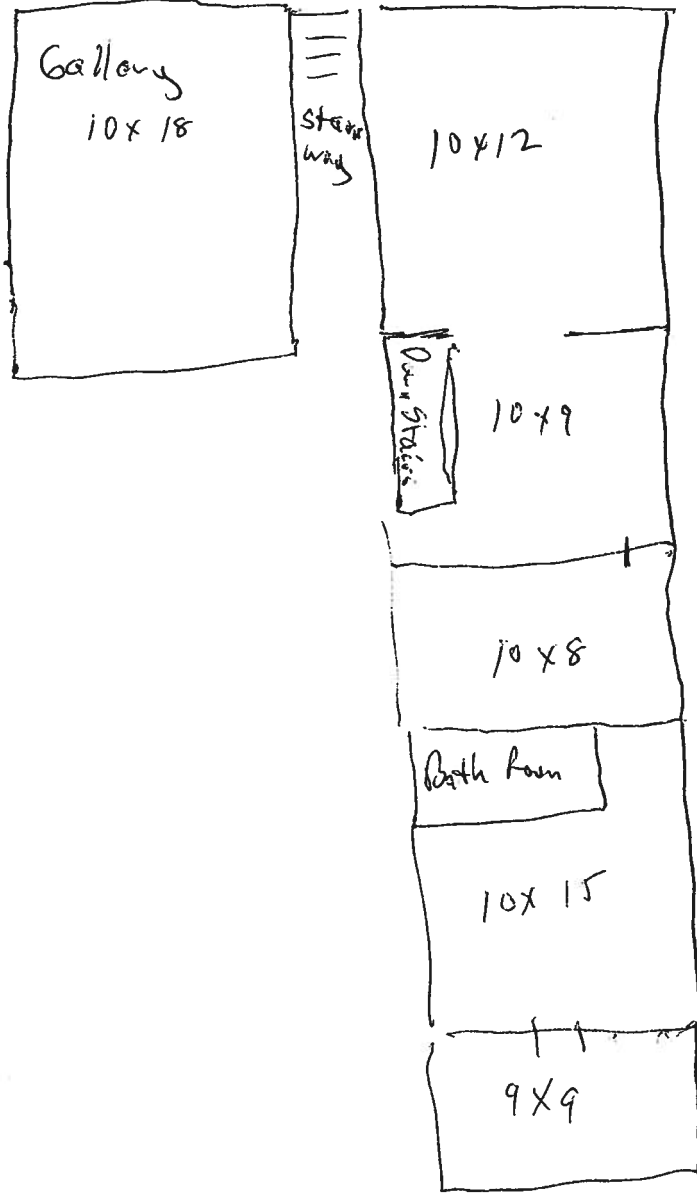
I will ~~be~~ operate a gallery/showcase space to show new items & artwork. The hours will be by appointment only, but I will sell retail out of the gallery.

I pick up almost all of my supplies from P.H. PA & Cambridge OH, so there will be almost no deliveries to my studio.

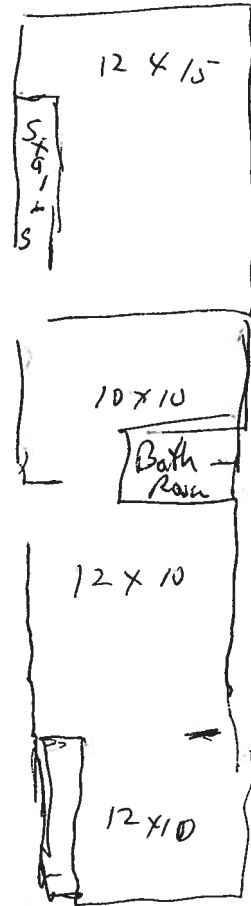
I currently don't advertise, but I've advertised in trade magazines in the past.

Property layout

← (Chapel St) → Down stairs studio space



Upstairs Living space





06/02/2021