



City Clerk
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September 17, 2020

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

BOARD MEMBERS: Sinclair, Dobkin, Felton, Smith and Maness
CITY STAFF: Brenda J. Delbert and Tom Connelly
ASSISTANT CITY SOLICITOR: Howard Klatt (absent)

APPROVAL OF MINUTES

Mr. Maness, seconded by Mr. Dobkin, moved to approve the minutes from the July 16, 2020 meeting. Motion carried. All in favor.

NEW BUSINESS

Wheeling Firefighters Local 12, 30 GC&P Rd. Conditional Use Permit. **Purpose of request:** Union Hall. Bob Heldreth presents application. The property will be purchased from the Board of Education with the intentions to create a Union Hall for IAFF. There is potential to rent office space to other unions or companies. Mr. Heldreth indicated there are 35 parking spaces on site and does not anticipate parking to be an issue. Jeff Bourriague, 36 Brown St, is not opposed to a union hall however wants to make sure building is being used for intended purpose. Mark Garrett, 36 GCP, spoke regarding the transfer of the conditional use permit, he is in fear of LVL machines being installed. Mr. Connelly confirmed the permit stays with the owner, if building were to be sold the new owners would also need to obtain a permit. Mr. Heldreth contends there is no intention of applying for LVL. The extra space will in hopes be rented to other unions. Mr. Sinclair, seconded by Mr. Felton to approve the conditional use permit as requested. All in favor. Motion carried.

Maria Hardy 722 & 724 Main St. Variance from table 9-A: to reduce the required parking of office space from 8 to 0 **Purpose of request:** redevelop building from residential to commercial. Ms. Hardy is present to present the variance request. The occupant is unknown at this time. The property is being designed to serve as office space, there are options left in the design to customize. Betsy Sweeny, Wheeling Heritage, spoke in favor of project; she has worked with applicant on maintaining historical structure and façade. Jeanne Finstein, Friends of Wheeling, spoke in favor of the project and states the owner has been positive to work with and maintaining the historic sightline. Barbra Robinson, 727 Main St., spoke against the project. Roger Edwards, North Wheeling, spoke against the project stating concerns with parking. Ben Seidler, 120 N. Front St., spoke against stating parking as a problem. Ms. Hardy states underground cellars might pose a problem for parking on premises. The board asks for applicant to try and secure off-street parking options. Mr. Smith, seconded by Mr. Maness, moved to table request. All in favor. Motion carried.

There being no further business, Mr. Smith moved, seconded by Mr. Felton to adjourn.
Time: 10:24 a.m.