



City Clerk
1500 Chapline Street
Wheeling, WV 26003
Phone: (304) 234-6401
wheelingwv.gov

May 21, 2020

The Board of Zoning Appeals met on the above date virtually due to COVID-19. The meeting was called to order at 9:30 a.m. Prior to the beginning on the meeting Member Robert Felton was sworn in by Clerk Delbert.

BOARD MEMBERS: Sinclair, Dobkin, Felton, Smith and Maness
CITY CLERK: Brenda J. Delbert
ECD DEPARTMENT: Tom Connelly, Assistant ECD Director
LEGAL DEPARTMENT: Rose Humway-Warmuth

APPROVAL OF MINUTES

Mr. Maness moved to approve the minutes from the April 16, 2020 meeting. Motion carried. All in favor.

OLD BUSINESS:

Shaeffer & Madama Inc., Architects, 929 National Rd., Variance(s) from Schedule 5-A: reduce the side yard setback in the C-2 zone from 4' to 0'; (2) to allow the required off-street parking on a lot under different ownership than building. **Purpose of request:** construct 3rd floor onto existing non-conforming structure. No one is present to speak upon the request however an agreement was sent to the commission verifying Vance Church parking lot for use. Mr. Sinclair, seconded by Mr. Mannes to approve request. All in favor, motion passed.

NEW BUSINESS

Sandra Warnick, 11 Storch Ave. Variance from Section 1335.11c: to reduce the rear yard setback of an accessory building from 5' to 2' **Purpose of request:** build shed. Ms. Warnick is present. Mr. Connelly gives brief overview; the shed is already in place. Bill and Margret Crews 166 Edgington Lane, has concerns about the alley congestion. Robert and Marlene Ingram, 15 Storch Ave, is present by phone to voice concerns about sound. Ms. Warnick indicated there will be no electricity ran. Mr. Sinclair, second by Mr. Dobkin to deny, stating there are other options on the property for the shed to be placed. All in favor. Variance denied.

Glenn Walters, 546 Fulton St. Variance(s) from Schedule 6-A: to reduce the front yard setbacks in the I-2 zone from 30' to 0' of both front yards on a corner lot, (2) Schedule 6-A: to reduce the side yard setback from 15' to 0'; **Purpose of request:** Construct new warehouse. Mr. Walters is present. He indicates as part of the construction he will create a new sidewalk. Carly Ditmar, is present by phone to speak in favor of the request. States Mr. Walters is a good neighbor and improvements are much needed. Mr. Sinclair, seconded by Mr. Mannes, moved to grant variance as requested. All in favor. Motion passes.

M&G Architects and Engineers, 111 19th St. Variance(s) from Schedule 6-A: to reduce the front

yard setbacks in the I-1 zone from 30' to 0' of both front yards on a corner lot, (2) Schedule 6-A: to reduce the side yard setback from 15' to 0'; (3) from Schedule 6-A in increase the maximum lot coverage from 65% to 74%; (4) Table 9-A to reduce the required number of parking spaces from 210 to 110; (5) from section 1355.03a: to allow parking in the front yard setback **Purpose of request:** Construct an addition. M&G presents a two-story addition on behalf of Northwood. Northwood is seeking to replace the square footage that was lost with the closure of OVMC. Project site is out of the 100-year floodplain. There will be landscape buffer and rebuilding of sidewalks. Mr. Sinclair, seconded by Mr. Mannes, to approve variances one to three in regards to the setbacks. All in favor. Motion carried. Handicapped accessible parking will be available in the front yard parking. Mr. Sinclair, seconded by Mr. Dobkin, to approve variances number 4 in regard to parking. All in favor. Motion carried.

Mr. Sinclair, seconded by Mr. Dobkin, moved to enter into Executive Session for advice from Counsel. Time 10:42.

Mr. Sinclair, seconded by Mr. Dobkin, moved to exit Executive Session. Time 10:57.

There being no further business, Mr. Sinclair moved, seconded by Mr. Felton to adjourn. Time: 10:58 a.m.