PETITION FOR ZONING AMENDMENT
CITY OF WHEELING, WEST VIRGINIA

Pd BD

The undersigned, representing owner(s) of 50 percent or more of the following legally described property, hereby petition the Council of the City of Wheeling for consideration of change in zoning district classification as specified below:

1. Address or Location: North Park W30A-335
2. Legal Description: 6.962 Ac. North of North Park Sec. 10, 11, 12

   Subdivision Name: N/A Lot No. N/A
3. Existing Use: Vacant lot
4. Present Zoning District: R2
5. Proposed Use: Vacant lot / Residential
6. Proposed Zoning District: R4
7. Supporting Information:
   a. Attach a vicinity map showing the property and plans
   b. Attach a letter of transmittal outlining request
8. Person Originating Petition:
   a. Name: Matthew Stephen Ceo
   b. Address: 83 Raven Ave. Wheeling, WV 26003
   c. Phone: 304-551-3630 Date: 4/29/26
9. Signature(s) of Owners — Address of Owners

   CEO Realty LLC — 83 Raven Ave.

   Matthew Ceo — Wheeling, WV 26003

   [signature]

Dated Filed: _____ Date of Notice in Newspaper: _____

Dear Wheeling Officials,

I, Matthew Ceo, sole owner of CEO Realty LLC, respectfully request to rezone parcel W30A-335, located in North Park, from R-2 (Two-Family Residential) to R-4 (Residential District).

The parcel consists of 6.96 acres of vacant land. A significant portion is suitable for development and offers strong buildable potential. The current R-2 zoning designation limits the property's efficient use.

The parcel is contiguous with predominantly R-4 properties and is one of only three remaining R-2 parcels in the City of Wheeling outside of Warwood. Rezoning would align the property with the surrounding neighborhood.

Additionally, the 2034 Wheeling Forward Plan designates this parcel as Public Land – Conservation and Open Space. This is a conflicting designation for a privately owned R-2 property. Notably, this designation was made at a time when access to the property via Mt. Wood Road was restricted by a city gate. Since that time, a significant physical change has occurred: the gate has been relocated. The property now has full, unrestricted access, conditions that were not previously available or anticipated when the comprehensive plan was created and adopted.

For these reasons: alignment with surrounding zoning, correction of an isolated classification, and the need for reasonable future development flexibility, I respectfully request your consideration and approval of this zoning amendment.

I am committed to working with City staff to ensure future development meets all applicable regulations and community expectations.

Sincerely,
Matthew Ceo
CEO Realty LLC



Current Zoning

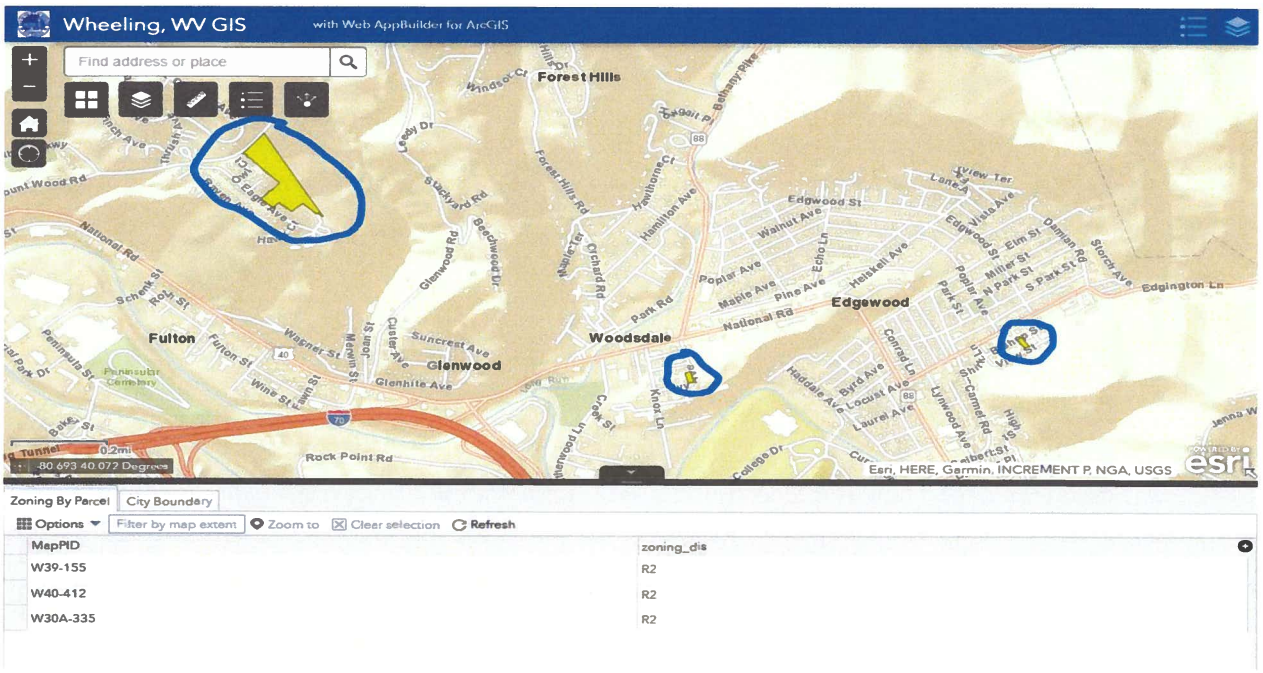
The image below shows the current zoning layout of the subject property.



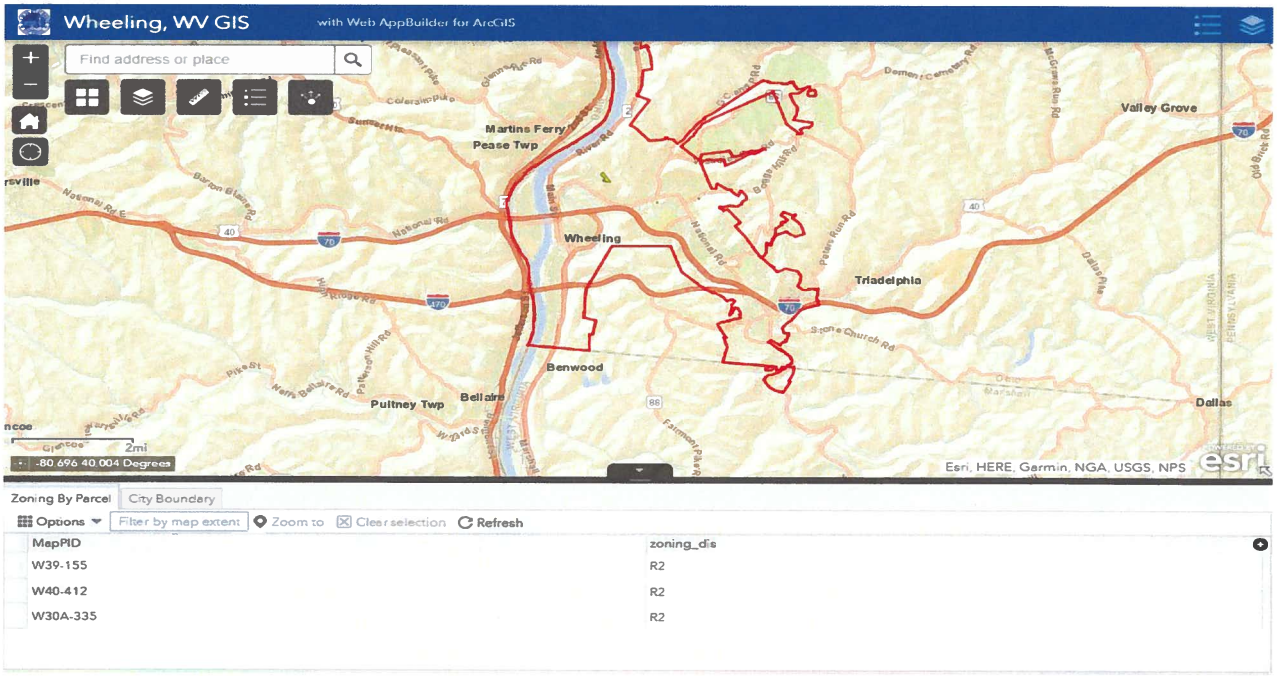
Context within Wheeling

The images below represent the only three R2-zoned properties within Wheeling, excluding the Warwood area. Of these, two are vacant lots and the other, is the Bishop Street property owned by the Housing Authority.

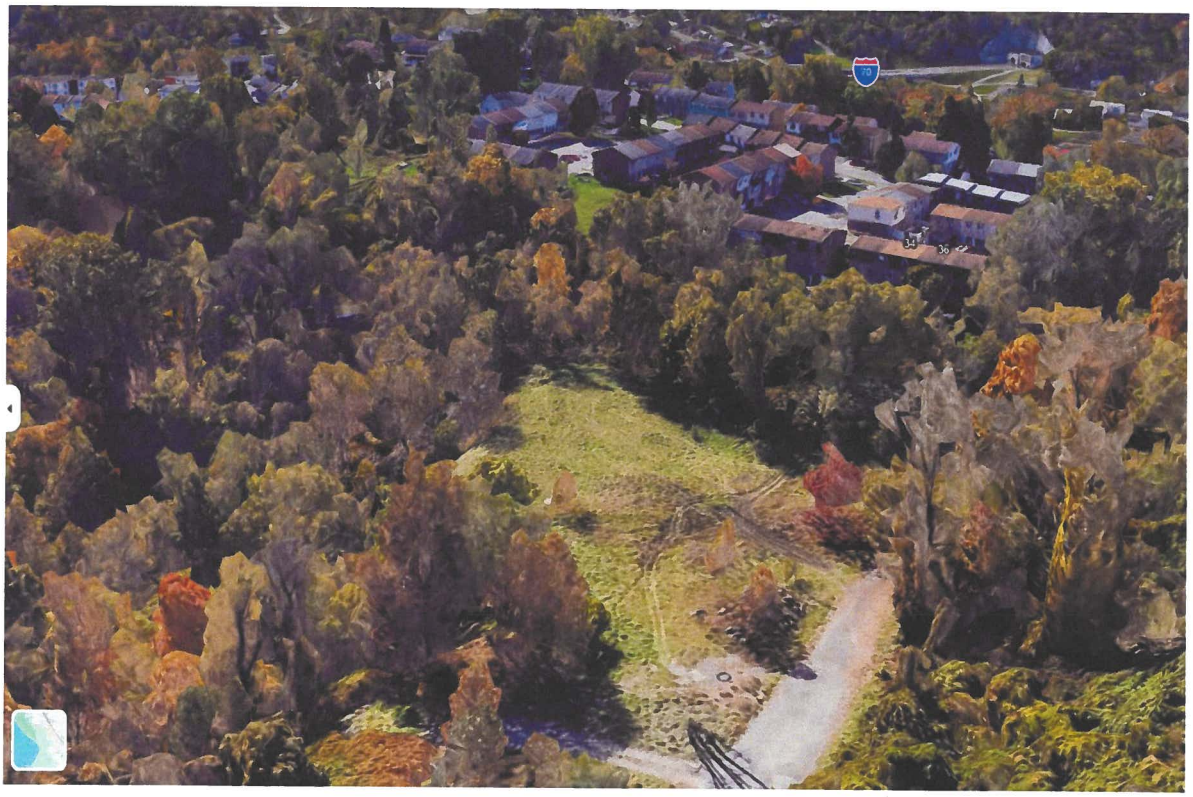
GIS Map



GIS Map



The images below show the subject property





The images below show the subject property





Major Physical Change

Access to the property from Mount Wood Road was restricted by a city gate for many years; the gate has now been relocated, allowing access.



