APPLICATION FOR **CONDITIONAL USE PERMIT**

BOARD OF ZONING APPEALS

CK# 1066
WP

Kent Harris @ Proton, Me

Name of Applicant: Kent Harris + Bernie Cole

Address of Applicant: 96th ST. Wheeling WV. 26003

Phone Number of Applicant: 304 559-1391

Name of Property Owner if Different from Applicant: Bernie Cole (Desert Family Trust)

Address of Structure: 4501 Eoff ST. Wheeling WV 26003 Zoning District: R4

Proposed Use: Weddings + Events

Was the proposed structure built to be used as a Permitted Use in the district? (X) YES ( ) NO

In order for the Conditional Use Permit to be granted, the applicant must demonstrate to the Board that all standards described on the back of this application will be met.

In addition to this form, the following shall be submitted prior to review by the City of Wheeling:

1. Application for Certificate of Zoning Compliance
2. A plot plan which shall depict the overall site layout including building location, parking area, circulation, setbacks, lighting, landscaping, screening, signage, and building location on adjacent parcels.
3. The preliminary building plans and elevations illustrating modifications and alterations including an indication of exterior materials, textures and colors being used on the project.
4. A letter summarizing the request along with any other information deemed helpful by the applicant or necessary by the Board to explain the nature of the proposed use and its consistency with the standards outlined on the back of this application.
5. Legal Description (may be found in deed)
6. Application Fee

Next meeting _____ at 9:30 a.m., Room 103. You must be present to be heard. Return information 17 days prior to Room 305.

I certify that the information contained in this application and its supplements to be true and correct.

Kent Harris — 6-23-24

Signature of Applicant — Date

Kent Harris — 6-23-24

Signature of Owner — Date

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

1. The structure being considered for a Conditional Use Permit was not constructed to be used as a Permitted Use in the zoning district.

2. The proposed use is generally compatible with the goals of the adopted comprehensive plan.

3. 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.

4. The proposed conditional use 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 and nature of the use the architecture of the building where the use is proposed in relation to surrounding structures or greenspace, the location, nature, and height of walls and fences, and the nature and extent of landscaping on the site.

5. Neighborhood character and surrounding property values shall be reasonably safeguarded.

6. 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 conditional use permit in the district.

7. Parking areas should 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 should be provided to address the parking in public streets of the vehicles of persons associated with or visiting the use.

8. The entrance and exit drives shall be adequate as to satisfy concerns of public safety and efficient use of the property.

9. The use shall not cause undue traffic congestion or create a traffic hazard.

10. 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.

11. The proposed use must be appropriately located with respect to fire and police protection, waste disposal, and similar facilities and services, depending upon the nature of the conditional use.

12. 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.

13. The use shall make a good faith effort to meet the prescribed requirements for the district in which located or as further specified in the supplementary regulations for such matters as required off- street parking, and sign regulations. These requirements may be evaluated by the BZA on a case-by-case basis or by a request for a variance from the BZA.

14. 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.

15. The use shall be carried out in a manner compatible with its environmental setting and with due consideration to the protection of natural resources.

16. The proposed use has no adverse effect on the public health, safety, and welfare.



THE SANCTUARY

AT ST. LADISLAUS

WEDDING & EVENT VENUE

Community Benefits, Compliance & Request for Approval

The Sanctuary at St. Ladislaus will support historic preservation, increase tourism activity, generate spending at local businesses, create employment opportunities, and contribute to the economic vitality of Wheeling. The venue will provide an attractive destination for visitors while preserving an important piece of the city's architectural heritage. The facility will comply with all applicable building, fire, health, accessibility, and safety requirements. Appropriate insurance coverage and operational procedures will be maintained to ensure safe and successful events. The Sanctuary at St. Ladislaus respectfully requests approval to operate as a wedding and event venue. This proposal represents the adaptive reuse of a historic church property, preserving an important community landmark while creating a sustainable use that contributes to the economic vitality and cultural character of the City of Wheeling.

The Intelligencer.

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Intelligencer, a newspaper printed and published in the City of Wheeling, County of Ohio County, Marshall County, Brooke County, State of West Virginia, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Jul. 6, 2026

NOTICE ID: f4tl68GEjjyhVrbmk0E1
PUBLISHER ID: LC3010
NOTICE NAME: BZA 4501 Eoff
Publication Fee: 18.68

Edmar Corachia

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 07/08/2026

Sharonn E. Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

The Board of Zoning Appeals of the City of Wheeling will hold a public hearing on July 16, 2026, at 9:30 a.m. in City Council Chambers, Room 103, 1500 Chapline St to consider the application of Kent Harris and Bernie Cole, 4501 Eoff St. for a Conditional Use Permit. **Purpose of request:** open an event center.
Int. Jul 6, 2026