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July 16, 2026

The Board of Zoning Appeals met on the above date in City Council Chambers, 1500 Chapline St, City-County Building at 9:30 am.

BOARD MEMBERS PRESENT: Jesse Blount, Robert Felton, and Ron Sinclair

BOARD MEMBERS ABSENT: Randy Geese and Dave Schaffer

CITY STAFF: Jessica Holloway, City Clerk and Howard Klatt, Assistant City Solicitor

Mr. Sinclair called the meeting to order at 9:30am.

APPROVAL OF MINUTES:

Mr. Felton, seconded by Mr. Blount, moved to approve the minutes of the May 21, 2026, meeting. Motion carried. All in favor.

NEW BUSINESS:

Kent Harris and Bernie Cole were present to provide an overview of the request. The church is proposed for adaptive reuse as an event venue for weddings and other events, with expected capacity for approximately 200 guests. The property includes a reception hall and commercial kitchen. Most events are expected to occur on weekends, with all music and noise contained indoors and events concluding by 10:00 p.m.

The applicants stated that event attendees would primarily utilize street parking, nearby parking garages, and shuttle services. They also indicated that event management would be maintained to preserve the historic character of the property. The applicants noted that the existing grass lot could potentially be paved to provide approximately 5 additional parking spaces. The anticipated event schedule is approximately two to three events per month.

Janet Cunningham expressed concerns regarding reliance on public street parking. She stated that she has lived in the neighborhood for 45 years and noted that when the church was previously in use, most residents walked to services.

Julie Door also expressed concerns regarding the availability of street parking. She noted that the PAP Club hosts bands and that there is often no street parking available. Ms. Door questioned whether the church could adequately accommodate 200 people at one time and raised concerns regarding the availability of restroom facilities, noting that the building currently has one men's restroom and one women's restroom.

Gary Detemple stated that relying solely on street parking would negatively impact his property, noting that the parking spaces being referenced are located in front of his address.

The Commission expressed concerns that the proposal did not provide sufficient designated parking spaces on the property.

Mr. Sinclair, seconded by Mr. Felton, moved to table the request. All were in favor. Motion carried.

There being no further business, Mr. Felton, seconded by Mr. Blount, moved to adjourn.

Time: 10:04 a.m.