



The City of Weirton's Zoning Board of Appeals Meeting
TUESDAY May 3, 2022, 4:30 pm

Minutes

Members Present: Jones, Huntzinger, Rice

By Phone: Curenton

Absent: Frohanapfel

Staff: Miller

1. Roll Call

2. Approval of the minutes for February 1, 2022.

Rice motions to approve the minutes.

Jones seconds the motion.

3. Communications- None

4. Citizens Comments- None

5. Old Business - None

6. New Business

- a) **Randy Beagle is requesting a conditional use, as required under UDO Article 12.4.1.5, for a grade and fill permit renewal at 316 Weirton Avenue (Tax Map W38H, Parcels 52, 52.1, & 53).**

President Huntzinger asks the applicant to step up and explain the request.

Randy Beagle explains that he began filling the area last year and needs permission to continue. He is filling a large hole in the backyard for safety reasons.

Huntzinger asks if the surrounding properties are wooded.

Beagle explains that they are other than a neighbor on the opposite side. He explains that the yard tapers down from front to back. He is filling as material becomes available.

Rice asks if there have been any concerns from neighbors.

Miller comments that letters were sent out to adjacent property owners and that no negative comments were received.

Curenton (on phone) confirms that letters were sent out to the neighbors.

Miller explains that Beagle came in this time last year for a grade and fill permit. The first such permit is approved administratively. A provision in the zoning code requires that a second grade and fill application attain conditional use approval from the Board.

Rice makes a motion to approve the request.

The request is approved 4-0

- b) **Wes Chastain and Paul Cassidy are requesting a variance to permit a third sign at 3070 Pennsylvania Avenue (Tax Map W43H, Parcel 135). Per Table 8 of the UDO, one sign per street frontage is permitted at this location.**

President Huntzinger asks the applicant to step up and explain the request.

Wes Chastain explains that they purchased the Marsh Supply building and are opening a furniture store. The property is located at the corner of Penco Road and Pennsylvania Avenue. They have been approved for a sign on each side, but are looking to put a sign that can be seen driving West on Pennsylvania Avenue.

Curenton asks the applicant if the sign would obstruct views when driving.

Chastain informs the Board that sign will be on the building. They would be placing signs in the same locations as the previous owner.

Jones asks the applicant if lighting is planned for the sign.

Chastain comments that there would be lighting on the sign so it can be seen at night. He explains that the sign in question would be under the awning as pictured.

Rice has no questions for the applicant and makes a motion to approve the variance as requested.

Huntzinger asks for a second on the motion.

Jones seconds the motion.

The request is approved 4-0

Huntzinger calls for the adjournment of the Zoning Board of Appeals meeting.