



CITY OF WEIRTON

department of planning & development
board of zoning appeals

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Program manager

200 MUNICIPAL PLAZA
WEIRTON, WEST VIRGINIA, 26062

06/03/2025

City of Weirton Board of Zoning Appeals Meeting

Date: June 3, 2025

Time: 4:30 pm – 5:13 pm

Location: City of Weirton

Attendees: Earlean Jones, Bill Frohanapfel, Mike Ballato, Joseph Rosiak (officers, all present)

Minutes Approved: 08/02/2025

I. Attendance and Procedural Notes

- All board officers were present.
- Meeting commenced at 4:30pm and adjourned at 5:13pm.

II. Main Topics Discussed

1. Approval of W43C Partial 213 (Corner Lot Variance)

- **Context:**
 - This is a corner lot which requires board approval due to deviations from standard zoning procedures.
 - Normal procedure calls for a four-foot measure, but in this case, a six-foot adjustment was needed due to the unique lot.
 - Letters were sent to all nearby property owners and the city (including water tanks nearby); no negative feedback or opposition was received.
 - Neighboring lot is a dead end with woods behind, minimizing neighborhood impact.
- **Actions:**
 - Motion made and seconded (Mike, then Joe); all in favor.
 - Approval passed for requested zoning adjustment.

2. Redevelopment of Closed Place of Worship—148 Maria Avenue (Salon/Day Spa Proposal)

- **Background:**
 - The applicant currently operates a salon at 3200 Pennsylvania Ave, in an 800 sq. ft. building with five parking spots.
 - Seeking to expand business operations by moving to former church at 148 Maria Ave.:
 - Intends to double operating space and triple parking capacity.
 - Seeks to bring more tax revenue and enhance community presence.
 - Located in a residential neighborhood; residential/commercial boundary issues

and Unified Development Order (UDO) Table 1 applies.

- Zoning board authorization and supplemental regulations are required for repurposing a place of worship into a commercial entity.
- **Discussion Points:**
 - **Parking & Neighborhood Impact:**
 - Existing: Seven marked parking spaces, one handicap, three motorcycle spots, and room for additional four spots (estimated ~10+ total).
 - Applicant assures all business is by appointment, thus limited overlap and no overflow expected.
 - Residents' concerns were primarily about increased traffic, stormwater/utility access, and emergency vehicle accessibility.
 - Petition presented by neighbor Jeff (Guy Street resident):
 - Main concerns: existing high traffic, street parking, risk to emergency access, and "creep" toward more commercial uses in residential area.
 - Historical use: Church originally had extra adjacent lot for parking, but it was sold years ago.
 - Fears that new use could lead to more intrusive business models in the future (i.e., bars, drugstores).
 - Worries about street parking, limitations for large vehicles (fire truck/garbage trucks), and precedent for rezoning.
 - **Zoning Board & City Clarifications:**
 - UDO provisions restrict additional off-street parking in front, side, and rear setbacks beyond what's currently present.
 - Approval process details:
 - Board's authorization is the first step; every further stage (permits, occupancy, building) still requires review and compliance.
 - The city emphasized that any new use/change in occupancy must again appear before the board for approval.
 - Conditional use permits can be revoked in the future if requirements/commitments are not upheld (e.g., exceeding allowed parking, causing hazards).
 - Commercial signage will be strictly limited due to location in a residential zone.
 - City staff affirmed readiness to enforce parking regulations and other conditions.
 - **Building Owner & Applicant Comments:**
 - Owner affirmed building is up to fire code (inspected in past 1–2 years), now in better condition compared to pre-purchase (windows restored,

- graffiti cleaned).
- Willingness to comply with all city and board requirements.
- Will review floor plan, parking layout, and all operational plans with zoning officials and city staff before proceeding.
- **Board Deliberation:**
 - Balanced concerns about neighborhood character, precedent, and property utilization.
 - Some reflected on procedural fairness and supporting new businesses, noting city's need for economic activity.
 - Reiterated that enforcement (including revoking approval) and further review are available if future issues arise.
 - Option presented to table decision for additional documentation, but consensus favored moving forward with detailed scrutiny at permitting stage.

III. Decisions and Motions

1. Approval of 148 Maria Ave. Salon/Day Spa Application (Conditional)

- Motion to approve use with the following considerations:
 - Must comply with Section 10.26 of the UDO
 - Only permitted to utilize marked, off-street parking
 - Detailed plans (including parking/occupancy) must be submitted and separately approved at permitting/building stages
 - Enforcement actions will be taken if conditions are violated in the future
- Motion passed with board support.

IV. Action Items

1. Applicant/Owner (148 Maria Ave):

- Work with city officials (zoning/building) to develop and submit detailed floor plans and parking layout.
- Ensure compliance with all city regulations, occupancy, and building permit requirements.
- Maintain communication with neighborhood residents regarding development and address ongoing concerns as possible.

2. City/Zoning Staff:

- Review all submitted plans for compliance with UDO Section 10.26 and other relevant codes.
- Keep record of all board-approved stipulations; monitor enforcement as project progresses.
- Share finalized plans with interested neighbors and board members as requested.

3. **Board:**

- Be prepared to review or revisit approval if future complaints or code violations arise.
- Remain available for additional meetings or follow-up discussions if needed.

V. Follow-up Points / Future Meetings

• **Submission of Finalized Plans:**

- Owner and applicant will submit detailed plans (floor, parking, business operations) for official review before building/occupancy permits are granted.

• **Ongoing Communication:**

- City staff will provide neighbors and board with a copy of all finalized plans for transparency.

• **Potential for Additional Meetings:**

- Board may revisit approval and conduct a site visit if new issues emerge post-approval.
- Affected parties retain right of appeal or to request additional hearings if dissatisfaction remains.

VI. Adjournment

- **Adjourned at 5:13 pm**