



**The City of Weirton's Zoning Board of Appeals Regular Meeting  
Tuesday February 1, 2022 4:30 pm in Council Chambers**

**MINUTES**

**1. Roll Call**

- a) The regular meeting of the Weirton Board of Zoning Appeals was called to order at 4:31 pm by Huntzinger.
- b) **Board Members in Attendance:**
  1. Bill Fronhanapfel
  2. Earlene Jones
  3. Mark Rice (arrived 4:35 pm)
  4. Keith Huntzinger
- c) **Officers in Attendance:**
  1. Planning & Development Director, Jessica Gumm
  2. Administrative Assistant, Mikeal Maguschak
- d) **Citizens in Attendance:**
  1. Bennie Parr
  2. Alissa Westling
  3. Ken Boyer

**2. Approval of the Minutes for January 4, 2021**

- a) Fronhanapfel made a motion to approve the January 4<sup>th</sup>, 2021 minutes. The motion was seconded by Huntzinger. 3/3 Vote, Minutes approved.

**3. Communications**

- a) No outside communications made.

**4. Citizens Comments**

- a) No citizen comments made.

**5. Old Business**

- a) Election of Officers
  1. Chairperson: Fronhanapfel nominated Huntzinger for chairman, Rice seconded the nomination. 4/4 Vote, Approved
  2. Vice Chairperson: Fronhanapfel nominated Currenton for Vice Chairman, Rice seconded the nomination. 4/4 Vote, Approved
  3. Secretary: Rice nominated Fronhanapfel for secretary. Huntzinger seconded 4/4 Vote, Approved



## 6. New Business

- a) Bennie Parr, 2824 Pennsylvania Avenue requests a variance to expand his non-conforming sign. The applicant wishes to add a 14.4 Sq Ft LED programable sign to the existing pole sign. (Tax Map W43D, Parcel 011, zoned MU Mixed Use.)
  - a) Bennie Parr explained his request to the board.
  - b) The board determined that they have no concerns with this matter.
  - c) Fronhanapfel made a motion to approve the variance request. The motion was seconded by Rice. 4/4 Vote, Approved.
- b) Alissa Westling, 138 Beacon Drive, is requesting a variance from the City of Weirton Unified Development Ordinance (UDO) Article 15, Section 15.9.3.1 Driveways serving a single-family dwelling or two-family dwelling shall be a minimum of twelve feet and a maximum of twenty-four width. The proposed extension of existing driveway will be 6 ft over the maximum limit. (Tax Map W3G, Parcel 0029).
  - a) Alissa Westling explained her request to the board.
  - b) The board determined that they have no concerns with this matter.
  - c) Fronhanapfel made a motion to approve the variance request. The motion was seconded by Huntzinger. 4/4 Vote, Approved.
- c) Ken Boyer is requesting a Conditional Use to operate a bar at 3569 Pennsylvania Avenue (Tax Map: W44F, Parcel: 0238). The property is located in the MU (Mixed Use) zoning district and requires Board approval.
  - a) Ken Boyer explained his request to the board.
  - b) Huntzinger abstained from the voting process due to being a member of the Church that is across the street from the location in question.
  - c) In the audience, Huntzinger inquired if there was a bar/church distance requirement. Director Gumm responded "Not for bars, that only Limited Video Lotteries (LVLs) are required for distance."
  - d) Fronhanapfel expressed his support to the board of bringing in the business and recommended the board approve the request.
  - e) Jones made a motion to approve, Rice seconded the motion 3/3 Vote, Approved.

## d) Adjournment

- a) Huntzinger made a motion to adjourn the meeting. The motion was seconded by Rice. 4/4 Vote, Meeting Adjourned at 4:45 pm.