

May 4, 2011

Board of Zoning Appeals
City of Bridgeport
County of Harrison
State of West Virginia

The Bridgeport Board of Zoning Appeals conducted a public hearing Tuesday, May 3, 2011, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Meredith McCarthy, Gene Larosa, and Dustin Vincent. Vice Chairman Joe Coughlin and member Sam Spatafore were absent. Others attending were Karen K. Lee, Secretary to the Board and the appellant Sherry Hannigan, 422 East Main Street.

At 6:00 p.m. Chairman Meredith McCarthy called the meeting to order and everyone wishing to speak was sworn in.

The purpose of this hearing was to consider the request of Sherry Hannigan, 422 East Main Street, to subdivide and create two lots less than code required of 6,000 square feet. Ms. Hannigan explained the variance, if granted, would separate her business, Soul Serenity, from the present rental property adjacent to the spa at 110 Williams Avenue. She also stated this would allow the owners to provide more time and energy to the Spa and improve the business, which in turn would offer more to the community. Director of Community Development Randy Spellman submitted a memo to the board stating the request is to subdivide Parcel 315 of Harrison County Tax Map 24-05 containing 4,886 +/- square feet into two lots. Ms. Hannigan is requesting to create two lots, one being 1,668.5 square feet which will require a variance request of 4,331.5 square feet. This lot will have the two-story dwelling on it and the line will be just north of the gravel parking area as shown on attached plat entered as Exhibit A. The other lot which has the Soul Serenity business adjacent to Main Street would be 3,217.5 square feet which will require a variance of 2,782.5 square feet.

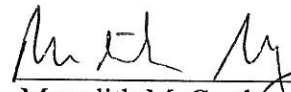
Certified letters were mailed to the abutting and in close proximity property owners advising them of Ms. Hannigan's request and a legal ad was published as required by State Law. The Board also considered written comments from the Director of Community Development Randy Spellman, Fire Chief Chuck Feathers, Director of Public Works and Utilities H. Tom Brown and Director of Public Safety John Walker. No one appeared in opposition to the variances being granted and no letters were received from the residents.

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After a brief discussion, a motion was made by Member Vincent to approve the request as stated to subdivide Parcel 315 of Harrison County Tax Map 24-05 and create two lots. First lot with business located at 422 East Main Street will be 3,217.5 square feet and second lot with residential home located at 110 Williams Avenue will be 1,668.5 square feet. Motion was seconded by Member Larosa and unanimously approved.

Next an election of Chairman and Vice Chairman for calendar year 2011 was held. Meredith McCarthy nominated Dustin Vincent for Chairman and Gene Larosa nominated Meredith McCarthy for Vice Chairman. The nominations were seconded by Dustin Vincent and unanimously approved.

The meeting adjourned at 6: 17 p.m. on a motion by Meredith McCarty, seconded by Dustin Vincent and unanimously approved.



Meredith McCarthy, Chairman

05-09-11
Date