

September 6, 2016

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, September 6, 2016, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Sam Spatafore, Vice Chairman Meredith McCarthy, Member Rod Smallridge, Member Joe Coughlin and Member Ryan Haws.

Also attending were Connie Hamilton, Secretary to the Board, David and Teresa Lunsford, 306 Pennsylvania Avenue, and Rich Keeley, Sign Innovation, representing Friday's, 160 Southview Drive.

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

1. PUBLIC HEARING: Consider the request of David and Teresa Lunsford, 306 Pennsylvania Avenue, for a variance of twenty-one (21) feet from side/front property line for the purpose of adding on to the existing home. This variance would place the structure four (4) feet from the property line instead of the twenty-five (25) feet setback required by City Code. This house sits at the corner of Pennsylvania Avenue and Front Street which requires two (2) front yard setbacks as per Chart 1 (g) of the City Zoning Ordinance.

Upon being duly sworn in, Mr. David Lunsford explained the necessity of adding a room addition to the side of their home. The addition would be sixteen (16) feet wide, which would include the overhang, if any, and there would be no ingress or egress. The covering for the addition will be siding and the home will be re-shingled to match.

Certified letters of notification of the request and subsequent hearing were mailed to the abutting property owners. The board also considered written comments from Director of Community Development Randy Spellman, Bridgeport Fire Chief Philip Hart, Director of Public Safety John Walker, Director of Engineering and Utilities H. Tom Brown, P.E., Director of Public Works Fred Burton, and Engineer Tech/CFM Timothy Bumgardner.

After a brief discussion, Vice Chairman McCarthy motioned to grant the request for a variance of twenty-one (21) feet from side/front property line for the purpose of adding on to the existing home, with the stipulation that the project be completed with eighteen (18) months. This variance would place the structure four (4) feet from the property line instead of the twenty-five (25) feet setback required by City Code. Motion was seconded by Member Coughlin and unanimously approved.

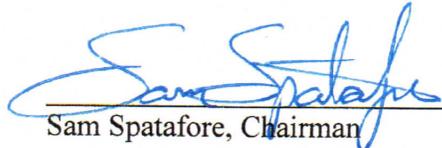
2. PUBLIC HEARING: Consider the request of Friday's, 160 Southview Drive, for a variance from Bridgeport City Code Section 1325.03 WALL GRAPHICS for the purpose of installing an additional wall sign.

Upon being duly sworn in, Rich Keeley, Sign Innovation, who represented Fridays, explained the restaurant was requesting the variance in order to install a third wall sign to the exterior of the building, which surpasses the limit of two set by Bridgeport City Code Section 1325.03 WALL GRAPHICS.

Mr. Keeley stated the additional sign would be placed on the back of the building, facing I79. The third sign would be the same dimensions as the other two.

After discussion, Chairman Spatafore motioned to grant the request for a variance from Bridgeport City Code Section 1325.03 WALL GRAPHICS, allowing Friday's to install a third wall sign. Motion was seconded by Member Smallridge and unanimously approved.

The meeting was adjourned at 6:25 on a motion by Vice Chairman McCarthy, seconded by Chairman Spatafore and was unanimously approved.



Sam Spatafore, Chairman

9-7-16

Date