May 2, 2017

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 2, 2017, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Ryan Haws, Vice Chairman Sam Spatafore, Members Joe Coughlin, Rod Smallridge, and Meredith McCarthy.

Also attending were Julie Bumgardner and Jeremy Bumgardner, 109 Country Meadow Lane, Mike Osborn, City of Bridgeport Code Enforcement Officer, and Connie Hamilton, Secretary to the Board.

At 6:05 p.m. Chairman Ryan Haws called the meeting to order and everyone wishing to speak was sworn in.

1. Approval of Minutes

Member McCarthy motioned to approve the minutes of the January 19, 2017 Board of Zoning Appeals meeting as presented. Motion was seconded by Vice Chairman Spatafore and unanimously approved.

2. PUBLIC HEARING: Consider the request of Julie Bumgardner, 109 Country Meadow Lane, for a two feet variance which would allow a privacy fence of six feet in height instead of the four feet maximum height required by City Code 1317.03(2)(F).

After being duly sworn in, Ms. Bumgardner explained the six feet tall wooden privacy fence was erected prior to obtaining a building permit, and applied for the permit as soon as she was notified of the code violation. She stated the privacy fence, which was attached to the existing chain link fence, has proven to be very beneficial. She does not feel a shorter fence would give her the privacy she needs.

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 Public Safety John Walker, Fire Chief Phil Hart, Director of Engineering and Utilities Beth A. Fox, Director of Public Works Fred Burton, Engineer Tech/CFM Timothy Bumgardner, and Community Development Director Randy Spellman.

In response to the notification of the board meeting, the City received one letter in regards to Ms. Bumgardner’s request. David B. and Phyllis E. Brown, 105 Country Meadow Lane, submitted a letter, marked Exhibit “C”, in support of the privacy fence.
After discussing the request, Member Rod Smallridge motioned to approve the two feet variance which would allow the privacy fence of six feet in height to remain as is. The decision was based on several factors, including the unique situation, the location is on a low traffic street, and no complaints have been voiced concerning the fence. It is also stipulated the fence is to be kept in good repair. Motion was seconded by Member McCarthy and unanimously approved.

The meeting was adjourned at 6:25 p.m. on a motion by Member McCarthy, seconded by Member Smallridge, and was unanimously approved.

Ryan Haws, Chairman

5/5/17
Date