

March 4, 2015

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, March 3, 2015, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Meredith McCarthy, Vice Chairman Sam Spatafore, Member Joe Coughlin, Member Rod Smallridge, and Member Ryan Haws. Also attending were Connie Hamilton, Secretary to the Board, Sara Carder, Office Administrator, and the appellant, Mr. J. C. Staten, 437 Broadway Avenue, Bridgeport, WV.

At 6:03 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 J.C. Staten, 439 Broadway Avenue, for a 4 foot variance on the southern side of the property line for the purpose of adding a 4' x 4' landing and steps to a new home he is building, as this is a requirement of the home loan.

Mr. Staten explained that the FHA loan he has applied for requires a 4' x 4' landing on both sides of the home, which would place the southern side 4 foot closer to the property line than City Code allows, however, the northern side will be within the boundaries at 9 foot off the property line. He plans to place the steps parallel to the home which keeps the variance request at 4 foot. He also stated the landings will be elevated off the ground.

Certified letters were mailed to the abutting and in close proximity property owners advising them of Mr. Staten'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 Robert Securo, Director of Engineering and Utilities H. Tom Brown, P.E., and Director of Public Safety John Walker, each stating they had no opposition to the variance being granted. The City of Bridgeport received no phone calls or written opposition to the variance request.

After a brief discussion, Member Haws motioned to approve the request as stated for a four foot variance at 439 Broadway Avenue with the following conditions:

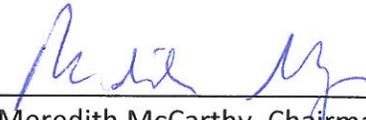
- a. Mr. Staten must begin the project within eight months, or by November 3, 2015;
- b. No roof shall be constructed on the 4' x 4' landing,
- c. Mr. Staten is to move the home as close as City Code allows to the northern side of the property line. It was requested by Chairman McCarthy that Randy Spellman be notified if the variance drops to three feet or less.

Motion was seconded by Chairman McCarthy and unanimously approved.

Coughlin  
MHM  
03/10/15

The election of Chairman and Vice Chairman for calendar year 2015 was held. Chairman Meredith McCarthy nominated Sam Spatafore for Chairman and Vice Chairman Sam Spatafore nominated Meredith McCarthy for Vice Chairman. The nominations were seconded by Member Coughlin and unanimously approved.

The meeting was adjourned at 6:41 on a motion by Chairman McCarthy, seconded by Vice Chairman Spatafore and was unanimously approved.

  
\_\_\_\_\_  
Meredith McCarthy, Chairman

03-10-15  
\_\_\_\_\_  
Date

**BEFORE THE BOARD OF ZONING APPEALS**  
**OF THE CITY OF BRIDGEPORT, HARRISON COUNTY, WEST VIRGINIA**

**IN RE:**

Hearing to consider the request of Mr. J.C. Staten, for a four foot variance on the southern side of the property line for the purpose of adding a 4' x 4' landing and steps to a new home he is building.

**ORDER**

The Board of Zoning Appeals conducted a public hearing Tuesday, March 3, 2015, at 6:00 p.m. in Bridgeport City Hall. Members present were: Chairman Meredith McCarthy, Vice Chairman Sam Spatafore, Members Joe Coughlin, Ryan Haws and Rod Smallridge.

The purpose of this hearing was to consider the request of Mr. J. C. Staten, 439 Broadway Avenue, for a four foot variance on the southern side of the property line for the purpose of adding a 4' x 4' landing and steps to a new home he is building.

Said hearing was held pursuant with the notice duly published in the Clarksburg Exponent Telegram as required by State Law.

Certified letters of notification of the request and subsequent hearing were mailed to the abutting property owners and other property owners in the vicinity of the property in question. The Board also considered written comments from Bridgeport Director of Community Development Randy Spellman, Fire Chief Robert Seccuro, Director of Public Safety John Walker and Director of Engineering and Utilities H. Tom Brown, P.E. stating they had no objection to the variance being granted.

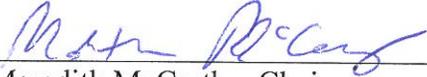
Mr. Staten explained he needs the four foot variance in order to place the 4' x 4' landing on the southern side of the home he is building, as required by his FHA home loan.

After consideration of the sworn testimony, a motion was made by Member Haws to approve the four foot variance on the southern side of the property line for the purpose of adding a 4' x 4' landing and steps to a new home he is building. The conditions are:

- a. Mr. Staten must begin the project within eight months, or by November 3, 2015;
- b. No roof shall be constructed on the 4' x 4' landing,
- c. Mr. Staten is to move the home as close as City Code allows to the northern side of the property line. It was requested by Chairman McCarthy that Randy Spellman be notified if the variance drops to three feet or less.

The motion was seconded by Member Coughlin and unanimously approved.

It is therefore ordered that a four foot variance on the southern side of the property line be granted to allow Mr. Staten to add a 4' x 4' landing and steps to a new home he is building.

  
\_\_\_\_\_  
Meredith McCarthy, Chairman

  
\_\_\_\_\_  
Date