

March 6, 2018

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 6, 2018, 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 Richard Forren, Rod Smallridge and Meredith McCarthy.

Also attending were David and Teresa Lunsford, 306 Pennsylvania Avenue, William A. Parker, Harrison County Commission, 301 W. Main Street, Don McQueen, 531 James Street, Walter Fumich, 450 Jack Reed Road, Shinnston, WV, Bryson VanNostrand, 29 E. Main Street, Buchannon, WV, Andrea Kerr, Director of Community and Economic Development, Beth A. Fox, City Engineer, and Tyler Suzanne Grogg, Secretary to the Board.

At 6:00 p.m. Chairman Haws 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 an extension on a variance that went before ZAB on September 6, 2016 for twenty-one (21) feet from side/front property line for the purpose of adding on to the existing home.**

Mr. and Mrs. Lunsford stated they were having a difficult time finding a contractor and are asking for a six month extension.

Member Meredith McCarthy motioned to grant a six month extension on the variance that went before the Board of Zoning Appeals on September 6, 2016 for twenty-one (21) feet from side/front property line for the purpose of adding on the existing home. The motion was seconded by Member Rod Smallridge and unanimously approved.

- 3. PUBLIC HEARING: Consider the request of Willie Parker, 735 Genesis Boulevard, for a 7 foot architectural picket fence that will be installed around the entire property.**

William Parker, Harrison County Commission, stated they are renovating a facility on Genesis Blvd. for the County's 911 Center. Within doing this they need to install an architectural fence that is seven feet in height and surrounds the entire property.

Bryson VanNostrand, architect for the Harrison County Commission, stated the requirement for the seven foot fence comes from the State Fire Marshall Code. In 1995 the issue for prevention was entered into the code for the safety of the civilian facility. Code states that there has to be a 25 meter perimeter around the 911 Center. Due to this location not being large enough to install a 25 meter perimeter, then the issue for a reinforced concrete wall must be installed to withstand a blast if necessary.

Member Richard Forren stated that the fence will be installed on top of utility lines. The City does not want to be responsible for the repair or replacement of the fence in the event it

must be taken down to repair, and Willie Parker stated that the County Commission would take responsibility for any replacement or repairs to the fence.

Member Richard Forren made a motion to approve the seven foot architectural picket fence with the exception that the County Commission take responsibility for replacement or repair in the event the fence is taken down for repairs on the utility lines. The motion was seconded by Chairman Ryan Haws and unanimously approved.

Vice Chairman Sam Spatafore stated that this is a unique situation and does not set a precedence.

**4. PUBLIC HEARING: Consider the request of Walter Fumich, 129 Grand Avenue, for a variance of 8 feet to construct a porch addition to the front of the house, which will be 8 feet by 16 feet.**

Walter Fumich stated he was a new property owner that hopes to renovate and then sell the house. Within those renovations he would like to add an 8 foot porch which would allow three feet in measurement from the property line.

Don McQueen, neighboring property owner, stated he was unsure of the green space ordinance and was concerned if there would be enough green space. He would like to see this approved because if it gets approved then he stated he may come back to add an addition to his property.

The board's concerns with the porch addition is with this being a older area of town a more modern renovation would set a precedence to the area and the porch would be within the utilities right of way.

Beth Fox, City Engineer, stated there were 12 feet from the utilities to the edge of the structure which is acceptable to repair or replace utilities if need be.

Member Meredith McCarthy asked to table this request until the next meeting to gather more information regarding the green space ordinance, the utility right of way, and design of the porch. The motion was seconded by Member Richard Forren and was unanimously approved.

**5. Approval of Minutes**

The minutes of the May 2, 2017 Board of Zoning Appeals meeting were approved as presented on a motion by Member Meredith McCarthy, seconded by Chairman Ryan Haws.

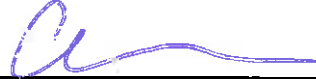
The board decided to amend the procedure of the meeting minutes. Minutes will be approved and assigned during the upcoming meeting.

The meeting was adjourned at 7:10 pm on a motion by Member Richard Forren, seconded by Member Meredith McCarthy, and was unanimously approved.

**6. Election of Chairman and Vice Chairman for Calendar Year 2018.**

The election of Chairman and Vice Chairman for the calendar year 2018 was held. Member Meredith McCarthy volunteered for Chairman, seconded by Chairman Ryan Haws. Member Richard Forren volunteered for Vice Chairman, seconded by Vice Chairman Sam Spatafore, and was unanimously approved.

The meeting was adjourned at 7:10 pm on a motion by Member Richard Forren, seconded by Member Meredith McCarthy, and was unanimously approved.



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Ryan Haws, Chairman

4/3/18

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Date