

August 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, August 4, 2015, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Sam Spatafore, Member Joe Coughlin and Member Rod Smallridge. Vice Chairman Meredith McCarthy and Member Ryan Haws were absent.

Also attending were Connie Hamilton, Secretary to the Board, Sara Carder, Office Administrator, and the appellants, Robert and Melissa Matheny, 111 W. North Street, Bridgeport, West Virginia.

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

The purpose of this hearing was to consider the request of Robert and Melissa Matheny for a six foot variance from the back property line to construct a 16 foot by 12 ½ foot deck to their home. If the request is granted, the deck would be nine feet off the rear property line.

Mr. Matheny explained to the board where the deck would be located and there would be a step added. He also talked to the neighbor and there was no indication they had any issues with the deck.

Chairman Spatafore informed Mr. Matheny that the City Engineer, Tom Brown, noted there could possibly be a sewer lateral located in the area the deck is to be built. If so, the lateral is owned by the property owners and will be their responsibility should a problem arise.

Certified letters were mailed to the abutting property owners advising them of Mr. and Mrs. Matheny'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 Seccuro, Director of Engineering and Utilities H. Tom Brown, P.E., Director of Public Works Fred Burton, Engineer Tech/CFM Timothy Bumgardner, and Director of Public Safety John Walker, each stating they had no opposition to the variance being granted. However, Director Tom Brown and Director Fred Burton noted the property owner should be aware of a sewer lateral that may exist in the area of the proposed deck. If in fact a sewer lateral does exist, the line belongs to the resident and is not maintained by the City.

After a brief discussion, Member Smallridge motioned to approve the request as stated for a six foot variance from the back property line in order to construct a 16 foot by 12 ½ foot deck, placing the deck nine feet off the rear property line, with the following conditions:

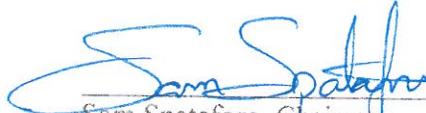
- a. In the event a sewer lateral exists in the area the deck is to be built, it will be the resident's responsibility to maintain,

b. Construction is to be completed within six (6) months.

Motion was seconded by Member Coughlin and unanimously approved.

The meeting was adjourned at 6:08 on a motion by Chairman Spatafore, seconded by Member Smallridge and was unanimously approved.

Approved by:



Sam Spatafore, Chairman

8-6-15
Date

Prepared by:



Connie Hamilton, Secretary to the Board

Date