

January 3, 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, January 3, 2017, 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 Joe Coughlin, and Member Ryan Haws. Member Rod Smallridge was absent.

Also attending were Terry and Ann Osborne, 328 Bartlett Avenue, Jeri Booher, 324 Bartlett Avenue, and Connie Hamilton, Secretary to the Board.

At 6:03 p.m. Chairman Sam Spatafore called the meeting to order and everyone wishing to speak was sworn in.

1. Election of Chairman and Vice Chairman for Calendar Year 2017

The election of Chairman and Vice Chairman for calendar year 2017 was held. Vice Chairman McCarthy nominated Ryan Haws for Chairman, seconded by Chairman Spatafore, and was unanimously approved. Vice Chairman McCarthy nominated Sam Spatafore for Vice Chairman, seconded by Member Haws, and was unanimously approved.

2. PUBLIC HEARING: Consider the request of Terry Osborne, 328 Bartlett Avenue, for an eight feet side lot line variance for the purpose of constructing a deck.

After being duly sworn in, Mr. Osborne explained he had obtained a permit to build a deck and after completion he was informed by a City Code Enforcement Officer that the deck had to be eight feet off the property line. He would like the Board of Zoning Appeals to grant him an eight feet side lot line variance in order to leave the deck intact.

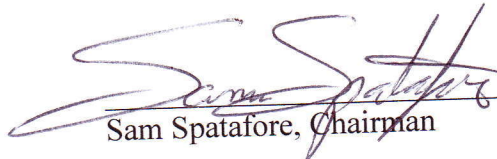
Certified letters of notification of the request and subsequent hearing were mailed to the abutting property owners. The board also considered written comments from Director of Public Safety John Walker, Director of Engineering and Utilities H. Tom Brown, P.E., Director of Public Works Fred Burton, and Engineer Tech/CFM Timothy Bumgardner stating they had no objection to the variance being granted. Director of Community Development Randy Spellman stated that while this was an unusual request, if granted, there would be adequate separation between the two residences.

Ms. Jeri Booher, a neighbor whose property abuts the side of Mr. Osborne's property where the deck has been constructed, stated she does not have any issues with the deck; however, she questioned the fact that it was actually on the property line.

Mr. Osborne confirmed he did not have a survey of his property and could not be certain whether the deck was on the property line or set four feet back from the property line.

After a brief discussion, Member Haws motioned to table the request for an eight feet side lot line variance until further official documentation is submitted by Mr. Osborne showing proof of the property line. Mr. Osborne was granted sixty (60) days to submit the documentation and the board will reconvene. Motion was seconded by Vice Chairman Meredith McCarthy and unanimously approved.

The meeting was adjourned at 6:38 on a motion by Chairman Spatafore, seconded by Member Haws, and was unanimously approved.



Sam Spatafore, Chairman

11/5/17

Date