

January 8, 2014

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 7, 2014, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Dustin Vincent, Vice Chairman Meredith McCarthy, Joe Coughlin, Sam Spatafore and Rod Smallridge. Others attending were Shannon Rush, Secretary to the Board, the appellant, Mr. J.D. Luchuck, 122 West Olive Street, Bridgeport, WV; Mr. Howard Buchanan, 212 W. Olive Street, Bridgeport, WV; Ms. Linda Greathouse, 616 Worthington Drive, Bridgeport, WV; and Mr. Vernon Underwood, 710 Worthington Drive, Bridgeport, WV.

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

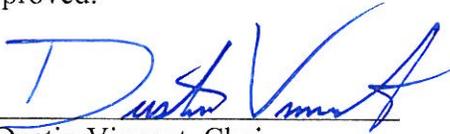
The purpose of this hearing was to consider the request of J.D. Luchuck, 122 W. Olive Street, to subdivide the current lot of 11,375 square feet and create two lots. The lot with dwelling (6,000 square feet) and the second lot (5,375 square feet) 625 square feet less than code required of 6,000 square feet. Mr. Luchuck explained the variance, if granted, would keep the lot that contains the dwelling at 6,000 square feet and the remainder of the property would make up the second lot. He described his intentions of selling the additional lot and if it did not sell, he may wish to build on it in the future. Mr. Buchanan expressed traffic concerns that subdividing this lot may cause with the additional cars parked on the street. Mr. Underwood explained he felt the property was not large enough to subdivide. A sewer line that runs through the property was also a concern by the residents as well as the Board and would need addressed before any structure could be built.

Certified letters were mailed to the abutting and in close proximity property owners advising them of Mr. Luchuck'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 Chuck Feathers, Director of Public Works and Utilities H. Tom Brown and Director of Public Safety John Walker stating they had no opposition to the variance being granted. The Board also considered two letters, entered as Exhibit "A" from Ms. Linda Greathouse and Mr. and Mrs. Ed Strogon expressing concerns this variance would not be a good idea for their neighborhood and would set precedence for other property owners to do this as well.

After a brief discussion, the Board members were in agreement that it was premature to make a decision without building plans. A motion was made by Chairman Vincent to deny the request as stated to subdivide the property located at 122 W. Olive Street and create two lots. Motion was seconded by Member McCarthy and unanimously approved.

Next, an election of Chairman and Vice Chairman for calendar year 2014 was held. Member Smallridge nominated Meredith McCarthy for Chairman and Meredith McCarthy nominated Sam Spatafore for Vice Chairman. The nominations were seconded by Chairman Vincent and unanimously approved.

The meeting adjourned at 6:30 p.m. on a motion by Member Coughlin, seconded by Meredith McCarthy and unanimously approved.


Dustin Vincent, Chairman

2-10-14
Date