

August 5, 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, August 5, 2014, 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, Joe Coughlin, and Ryan Haws. Member Rod Smallridge was absent. Others attending were Shannon Rush, Secretary to the Board, Mr. Craig Baker with Thrasher Engineering and Chairman of the White Oaks Architecture Review Committee, 600 White Oaks Blvd., Bridgeport, WV; and Allen Clayton, WBOY, Clarksburg, WV.

At 6:03 p.m. Chairman Meredith McCarthy called the meeting to order and anyone wishing to speak was sworn in.

The purpose of this hearing was to consider the variance request of Progress Properties, LLC, 600 White Oaks Blvd, from Section 1325.05 Designation Graphics which prohibits additional ground graphic signs when a designation graphic sign is erected. Mr. Baker spoke on behalf of White Oaks as well as Wells Fargo advisors to seek a variance to construct a 2'6 x 5 foot sign closer to the Wells Fargo location in Progress Center One, separate from the existing monumental signage. He explained Wells Fargo was the first tenant in the facility and one condition agreed to in their lease was to have some type of signage to better direct clients to their location in the business park. This request was not pursued until their lease was about to end.

Certified letters were mailed to the abutting and in close proximity property owners advising them of Progress Properties 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 Public Works and Utilities H. Tom Brown, and Director of Public Safety John Walker stating they had no opposition to the variance being granted.

After a brief discussion, the Board members were in agreement that it was important to maintain the integrity of the zoning rules and regulations for the multi-tenant building at White Oaks, and did not want to set precedence for other tenants to request similar variances. The Board felt the White Oaks Committee had made other options available to Wells Fargo. A motion was made by Chairman McCarthy to deny the request as stated for an additional ground graphic sign located at 600 White Oaks Boulevard. Motion was seconded by Sam Spatafore and unanimously approved.

The meeting adjourned at 6:40 p.m. on a motion by Meredith McCarthy, seconded by Sam Spatafore and unanimously approved.



Meredith McCarthy, Chairman

08-26-14
Date