



# MORGANTOWN BOARD OF ZONING APPEALS

March 16, 2022

6:30 p.m.

389 Spruce Street – City Council Chambers

## Board of Zoning Appeals

Chris Bennison, Chair

Heidi Cook, Vice-Chair

Logan Shamberger

Vacancy

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## AGENDA

### I. CALL TO ORDER AND ROLL CALL

### II. MATTERS OF BUSINESS:

### III. UNFINISHED BUSINESS:

### IV. NEW BUSINESS:

**A. CU 22-01 / Apothecary Ale House / 227-229 Spruce Street:** Request by Grace Hutchens on behalf of Apothecary Ale House & Café, LLC for Conditional Use Approval for a “Restaurant, Private Club” required by Article 1331 of the City’s Planning and Zoning Code; City Tax District 11, Tax Map 26A, Parcels 140, 144, and 145; B-4, General Business District.

**B. CU 22-02 / The Cupcakerie / 194 Willey Street:** Request by Anna Carrier on behalf of The Cupcakerie for Conditional Use Approval for a “Restaurant, Private Club” required by Article 1331 of the City’s Planning and Zoning Code; City Tax District 11, Tax Map 26, Parcel 69; B-4, General Business District.

**C. V 22-01 / J.D. Signs / 3051 University Avenue:** Request by Robert DeRiggi on behalf of First Exchange Bank for variance relief from Article 1369 of the City’s Planning and Zoning Code regarding signage; City Tax District 15, Tax Map 6, Parcel 14; B-2, Service Business District.

**D. V 22-02 / First Presbyterian Church / 456 Spruce Street:** Request by Mavis Grant on behalf of First Presbyterian Church for variance relief from Article 1349 of the City’s Planning and Zoning Code regarding setback requirements in the B-4 District; City Tax District 11, Tax Map 26, Parcel 249; B-4, General Business District.

**E. V 22-03 / City Neon / 1137 Van Voorhis Road:** Request by Crystal Miller for variance relief from Article 1369 of the City’s Planning and Zoning Code regarding signage; City Tax District 15, Tax Map 6, Parcel 43, B-1; Neighborhood Business District / PRO, Professional, Residential, and Office District.

**F. V 22-04 / Mountain Heights Church / 245 University Avenue:** Request by Richard Shultz on behalf of Mountain Heights Church and

*If you need an accommodation, please contact us at 304-284-7431.*

## Development Services

Rickie Yeager, AICP  
Director

## Planning Division

Rodney Bohner  
Senior Planner

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Morgantown, WV 26505  
304.284.7431



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Glenmark Holding LLC for variance relief from Article 1365 regarding minimum required number of off-street parking spaces at 245 University Avenue, City Tax District 9, Tax Map 49, Parcel 1; B-2, Service Business District.

**G. V 22-05 / BFS Companies / 1931 Hunters Way:** Request by Jonathan Feathers on behalf of BFS Companies (Little Caesar’s) for variance relief from Article 1369 of the City’s Planning and Zoning Code regarding signage; City Tax District 14, Tax Map 44A, Parcel 5; B-2, Service Business District.

**H. V 22-06 / BFS Companies / 1931 Hunters Way:** Request by Jonathan Feathers on behalf of BFS Companies (Burger King) for variance relief from Article 1369 of the City’s Planning and Zoning Code regarding signage; City Tax District 14, Tax Map 44A, Parcel 5; B-2, Service Business District.

**I. V 22-07 / Terry L. Brooks Estate / 305 and 321 Dewey Street and 511 Elmina Street:** Request by Scott Belck on behalf of Terry L. Brooks Estate for variance relief from Article 1335 of the City’s Planning and Zoning Code regarding R-1A setback requirements; City Tax District 10, Tax Map 29, Parcel 468; R-1A, Single-Family Residential District.

## V. ANNOUNCEMENTS

## VI. ADJOURNMENT

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