



## MORGANTOWN BOARD OF ZONING APPEALS

January 21, 2025

6:30 p.m.

City Hall – City Council Chambers – 389 Spruce Street (2<sup>nd</sup> Floor)

### Board of Zoning Appeals

Chris Benison, Chair  
Heidi Cook, Vice-Chair  
Gabe DeWitt  
Mathew Misfeldt

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

### **Development Services Planning Division**

Sailor Thompson  
Zoning Administrator

Rickie Yeager, AICP  
Development Services  
Director

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431

## **AG E N D A**

### **I. CALL TO ORDER AND ROLL CALL**

### **II. MATTERS OF BUSINESS**

### **III. UNFINISHED BUSINESS:**

#### **A. CON25-109 / Brandon DiCenso / 52 Campus Dr**

Request by Brandon DiCenso for conditional use in compliance with Section 1331.05 of the City's Planning and Zoning Code regarding a "Neighborhood, Convenience Store" use; City Tax District 12 (Third Ward), Tax Map 20, Parcel 80; R-3, Multi-Family Residential District.

### **IV. NEW BUSINESS:**

#### **A. CON25-117 / Nicholas Romanoli / 130 Fayette St**

Request by Nicholas Romanoli on behalf of Dave Flores for conditional use in compliance with Section 1331.05 of the City's Planning and Zoning Code regarding a "Dwelling, Two-Family" use; City Tax District 11 (Second Ward), Tax Map 26A, Parcel 87; B-4, General Business District.

#### **B. VAR25-113 / Garrett Lane / 371 Mansion Ave**

Request by Garrett Lane for variance relief from Section 1365.04. of the City's Planning and Zoning Code regarding off-street parking; City Tax District 13 (Fifth Ward), Tax Map 21, Parcel 105; R-1A, Single-Family Residential District.

#### **C. VAR25-119 / City Neon / 356 High St**

Request by City Neon on behalf of Cold Stone Creamery for variance relief from Section 1369.08. of the City's Planning and Zoning Code regarding internal illumination standards; City Tax District 11 (Second Ward), Tax Map 26A, Parcel 110; B-4, General Business District.

#### **D. VAR25-122 / Matt Lacy / 670 Southview St**

Request by Matt Lacy for variance relief from Section 1333.05. of the City's Planning and Zoning Code regarding encroachments into setbacks; City Tax District 15 (Seventh Ward), Tax Map 54, Parcel 158.1; R-1, Single-Family Residential District.

#### **E. Proposed Amendment to Article 1373 of the City's Planning and Zoning Code Establishing a Process for Revival of Abandoned Nonconforming Uses and Other Updates.**

### **V. ANNOUNCEMENTS**

### **VI. ADJOURNMENT**