



MORGANTOWN BOARD OF ZONING APPEALS

February 18, 2026

6:30 p.m.

City Hall – City Council Chambers – 389 Spruce Street (2nd 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

A. Meeting minutes from previous meetings.

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.



IV. NEW BUSINESS CONTINUED:

E. VAR26-008 / ARJ LLC / 264 Hartman Run Rd

Request by ARJ LLC for variance relief from Section 1347.03. of the City's Planning and Zoning Code regarding lot frontage; City Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1; B-2, Service Business District.

F. VAR26-009 / ARJ LLC / 264 Hartman Run Rd

Request by ARJ LLC for variance relief from Section 1347.03. of the City's Planning and Zoning Code regarding lot size; City Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1; B-2, Service Business District.

G. VAR26-010 / ARJ LLC / 264 Hartman Run Rd

Request by ARJ LLC for variance relief from Section 1347.03. of the City's Planning and Zoning Code regarding lot depth; City Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1; B-2, Service Business District.

H. VAR26-011 / ARJ LLC / 264 Hartman Run Rd

Request by ARJ LLC for variance relief from Section 1365.09. (b) of the City's Planning and Zoning Code regarding driveway layout and design; City Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1; B-2, Service Business District.

I. VAR26-012 / ARJ LLC / 264 Hartman Run Rd

Request by ARJ LLC for variance relief from Section 1347.04. of the City's Planning and Zoning Code regarding rear setbacks; City Tax District 14 (Sixth Ward), Tax Map 32A, Parcels 13.1, 25, and 26.1; B-2, Service Business District.

V. ANNOUNCEMENTS

VI. ADJOURNMENT