

City of Huntington Board of Zoning Appeals

May 28th, 2020

Staff Report: A Special Permit to allow for a bar in the C-3 Central Business District.

Legal Ad

BZA 20-C-04

Issue: A petition for a Conditional Use Permit to allow for a Bar located in the C-3 Central Business District. The permit is for Sip Wine and Whiskey Bar to relocate from Heritage Station to 311 9th St, Cabell County Tax District 5, Map 17, Parcel 178.

Property Owner: Core EP Huntington LP, 53 Van Buren Ave, Teaneck, NJ 07666

Petitioner: Allison White, 311 9th St, Huntington, WV 25701

Introduction

Allison White is petitioning for a Conditional Use Permit for a Bar so that her business Sip Wine and Whiskey Bar may be relocated from Heritage Station to 311 9th St.

Existing Conditions / Background

The petitioned storefront was previously operating as a retail store selling primarily home decor. Other businesses are also located on the same parcel to include Marshall Cafe, Sprint, Mary Moffit Jones Interiors, and the Social Security Administration.

Proposed Conditions

The petitioner is proposing to relocate Sip Wine and Whiskey Bar from its current location at Heritage Station to a newly renovated storefront on 311 9th St.

Staff Comments

It is the understanding of the staff that this proposed relocation will continue to benefit downtown to make it a district with active streets and storefronts. The staff does not feel this proposed use will have a negative impact on the public health, safety, or welfare.

Zoning Ordinance

Article 1331.06.A requires a Conditional Use Permit for a Bar or Night Club

Summary / Findings of Fact

1. Core EP Huntington LP is the property owner.
2. Allison White is the petitioner.
3. The property is zoned C-3 Central Business District as are all adjacent properties.
4. Proposed space is located on the ground floor of a multi-use structure.
5. The proposed business space is approx. 2,000 sf.
6. The lot is approx. 10,880 sf.

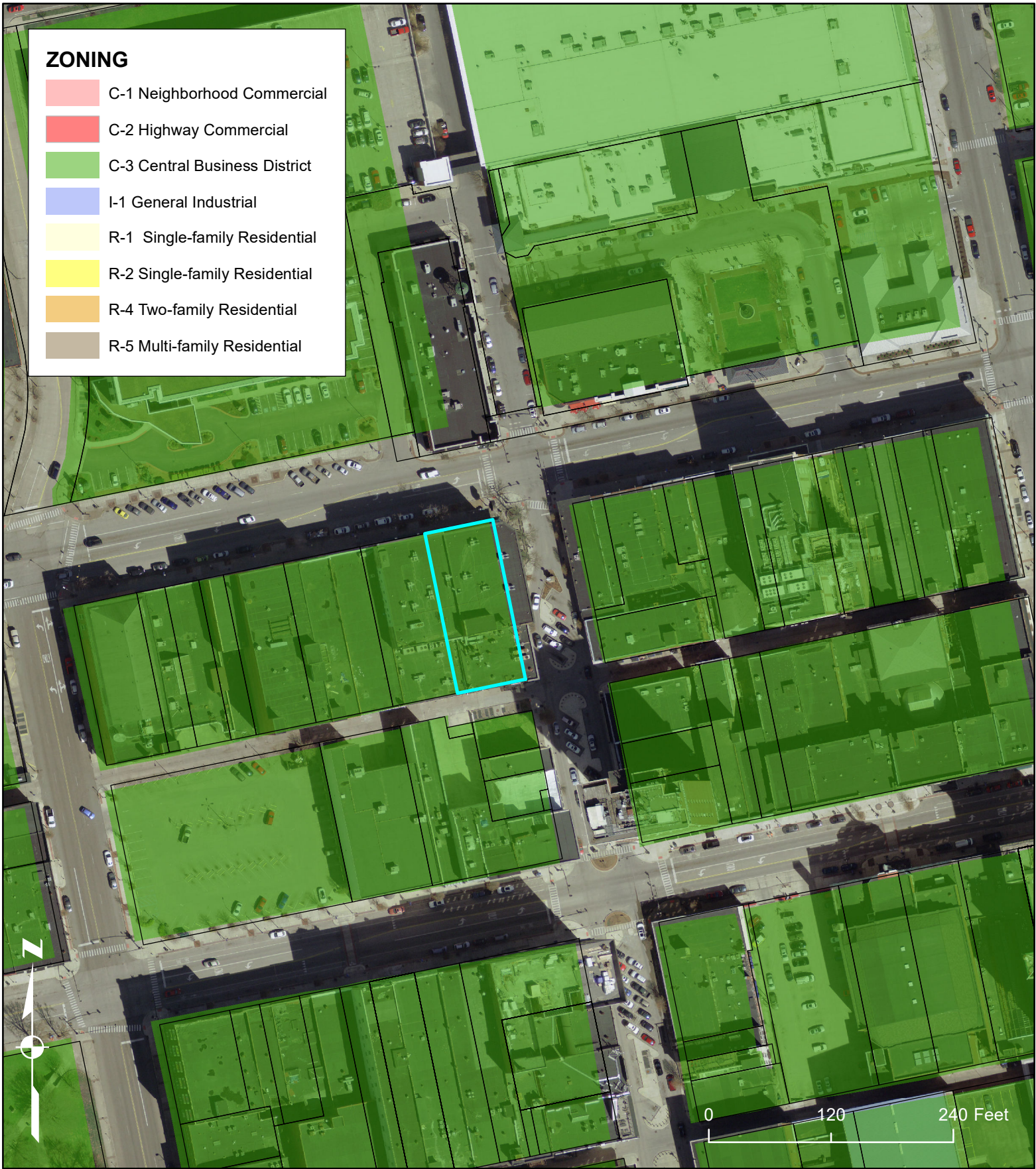
Attachments

Please see attached Aerial, Location, and Zoning Maps for reference.



311 9th St - Aerial





311 9th St - Zoning





311 9th St - Future Land Use

