

Minutes
City of Huntington Board of Zoning Appeals
December 20, 2022

A meeting of the City of Huntington Board of Zoning Appeals was held on December 20, 2022 at 5:30 p.m. in the City Hall Council Chambers. *Mr. Dolin* called the meeting to order.

Members Present: C.W. Dolin, Jacqueline Proctor, Sherry Houck, Dan Earl

Members Absent: None

Staff Present: Patricia Usher, Zoning Officer
Bre Shell, Planning Director
Nathanial Crum, Planning Technician
Ericka Hernandez, Assistant City Attorney

Hearing no corrections or objections, *Mr. Dolin* approved the October Minutes.

Hearing no corrections or objections, *Mr. Dolin* approved the Orders.

BZA 22-V-49

A petition for a variance to the side yard setback requirement in an R-2 Residential District. The property is located at 2560 1st Avenue.

Property Owner/Petitioner: Keith Combs 2574 1st Avenue, Huntington, WV

Ms. Usher presented the Staff Report; Fire Marshall does see a fire issue with the close proximity, but has no jurisdiction over single-family development.

Keith Combs, 2574 1st Avenue, is requesting to build an addition closer to the lot line than allowed.

Ms. Proctor – This is to extend a kitchen?

Mr. Combs stated there will be a bedroom, bathroom, and kitchen all downstairs. His mother is getting older and sicker and we needed more accessibility in the home.

Mr. Dolin – What will be done if you do not get the variance?

Mr. Combs stated he will still do the renovations just go out 9ft instead of 10ft.

Mr. Earl – My main concern is the fire issue, houses this close together could cause access concerns.

Mr. Combs, there will be a total of 5ft total between our structures.

Ms. Proctor – Could you repeat what the Chief Building Inspector had to say?

Mr. Usher repeated that the Chief Building Inspector has no problems with the setback as long as there are no vents on that side of the structure. This setback was a compromise with the petitioner, they originally wanted to go all the way to the property line with a 0ft setback.

Mr. Combs explained the kitchen in the room would have an exhaust coming out of the back, not the side.

Mr. Earl made a motion to approve BZA 22-V-49, *Ms. Houck* seconded the motion.

Roll Call BZA; Ms. Proctor, Yes; Mr. Earl, Yes; Ms. Houck, Yes; Mr. Dolin, Yes.

BZA petition for a variance was approved with a vote of 4 Yes to 0 No.

BZA 22-C-50

A petition for a conditional use permit for a microdistillery in a C-3 Central Business District. The property is located at 615 and 617-619 4th Avenue.

Property Owner/Petitioner: Nathan Jon Randolph, P.O. Box 2411, Huntington, WV.

Nathan Randolph, 615-619 4th Ave, He began by giving a brief history of his family and how he himself got into distilling. This was followed up by him stating the general business model for this site including a restaurant with a tasting room, distillery, museum, and gift shop.

Ms. Houck – How do you think Harmony House will affect the flow of traffic for your business?

Mr. Randolph, through multiple conversations with the administration it is my understanding that efforts are currently in place to relocate Harmony House. I have contacts with Harmony House and I will do everything I can to be a good neighbor.

Ms. Proctor – What is your timeline for your business to open?

Mr. Randolph, my hope is to be open by July 2023. I plan to repurpose almost everything in the building so renovations should hopefully go smoothly.

Ms. Proctor – what will this do to the surrounding neighborhood, any smell from the distilling process?

Mr. Randolph, there should be no adverse smell during the distilling process. In terms of traffic I am trying to purchase an adjacent property and create parking.

Mr. Randolph, I want to make the corridor inviting and a place for people to go and enjoy themselves.

Ms. Houck motions to approve BZA 22-C-50, *Mr. Earl* seconded the motion.

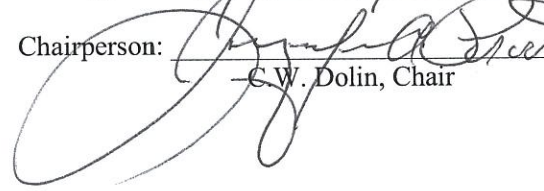
Roll Call BZA; Ms. Proctor, Yes; Mr. Earl, Yes; Ms. Houck, Yes; Mr. Dolin, Yes.

BZA petition for a **conditional use** was **approved** with a vote of 4 Yes to 0 No.

Ms. Usher thanked Mr. Dolin for his service on the Board and to the city.

Mr. Dolin adjourns the meeting at 6:18 P.M.

Date approved: Apr 17, 2023

Chairperson: 
C.W. Dolin, Chair

Prepared by: 
Nathaniel Crum, Planning Technician