



Agenda

Huntington Board of Zoning Appeals
Tuesday, January 16, 2024 - 5:30pm

1. Call to Order
2. Roll Call
3. Approval of the November 2023 Minutes
4. Approval of the November Orders
 - BZA 23-C-38
 - BZA 23-V-39
 - BZA 23-C-40
5. Election of Chair and Vice Chair

6. Old Business
 - a. October 2023

BZA 23-C-30

Issue: A petition for a conditional use to permit a self-storage development in the I-1 Light Industrial/Commercial District. The property is located at Wayne County Tax District 6, Map 5, Parcels 132, 133, 100, and 101.1 and are located within the southwestern 4600 block of Piedmont Road near the intersection with Elm Street and includes 4711 Piedmont Rd.

Petitioner/Property Owner: Brian Browning, 5821 E Pea Ridge Rd., #19, Huntington, WV 25705

BZA 23-V-31

Issue: A petition for a variance to the minimal transparency requirement for the front façade of a building in the I-1 Light Industrial/Commercial District. The property is located on 1502 Madison Ave. at the northwest intersection of Madison Avenue and 15th Street West.

Petitioner/Property Owner: Ashley Stewart, Ashley Claire Stewart Revocable Trust, 17 Washington Ave., Huntington, WV.

BZA 23-C-32

Issue 1: A petition for a conditional use to permit a bar to be located in the C-2 Highway Commercial District.

Petitioner: Sherry Kipp, 1713 Chestnut St., Kenova, WV

Property Owner: Ronnie Myers, P O Box 2885, Huntington, WV

Property Location: 2333 Adams Ave.

BZA 23-C-33

Issue 2: A petition for a variance to the distance requirement between a residential area and a limited video lottery location.

BZA 23-V-34

Issue 3: A petition for a variance to the distance requirement between two limited video lottery locations.

BZA 23-V-35

Issue 4: A petition for a variance to the distance requirement between a church and a limited video lottery location.

BZA 23-V-36

Issue 5: A petition for a conditional use to permit a limited video lottery to be located in the C-2 Highway Commercial District.

b. December 2023

BZA 23-V-41

Issue: A petition for a variance to exceed the height requirement for a fence in the front yard of a residential property in the R-5 Multi-family Residential District. The property is located at 210 6th Avenue.

Petitioner/Property Owner: Anthony C. Almeida, 210 6th Ave., Huntington, WV 25701.

BZA 23-C-42

Issue: A petition for a conditional use to permit a banquet hall in the C-1 Neighborhood Commercial District. The property is located at 919 8th St.

Petitioner: Haley Collins-Preston, 914 11th St., Huntington, WV 25701.

Property Owner: Melanie Mansour, 919 8th St., Huntington, WV 25701.

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7. New Petitions

BZA 24-01

Issue: A petition for a variance to reduce the transparency requirement for the ground floor of a commercial property in the C-3 Central Business District. The property is located at 410-414 10th St.

Petitioner: Jason Farley, 410 10th St., Huntington, WV.

Property Owner: L Y Investments Inc., P.O. Box 2662, Huntington, WV.

BZA 24-02

Issue: A petition for a conditional use to permit the redevelopment of a closed school in the R-1 Single-family Residential District. The property is located at 1899 James River Rd.

Petitioner: Courtney Proctor Cross, 216 11th Ave., Huntington, WV.

Property Owner: Western West Virginia Animal Rescue Alliance, 216 11th Ave., Huntington, WV.

BZA 24-03

Issue 1: A petition for a variance to exceed the one driveway maximum threshold for a residential property in the R-1 Single-family Residential District. The property is located at 701 13th Ave.

Petitioner/Property Owner: Jay Michaels, 701 13th Ave., Huntington, WV.

BZA 24-04

Issue 2: A petition for a variance to exceed the maximum width of a single-lane driveway.

BZA 24-05

Issue: A petition for a variance to allow for parking to occur in the front yard of a new multi-family/townhouse development in the C-1 Neighborhood Commercial District. The property is located at 121 and 135 Norway Avenue.

Petitioner: Nicholas Goff, 226 Seneca Road, Huntington, WV, 25075

Property Owner: Aventus Development LLC, 226 Seneca Road, Huntington, WV, 25075

8. Announcements/Discussion
 - a. Annual Report Update
 - b. Comprehensive Plan update
 - c. Hiring

9. Adjournment