

**Minutes**  
**City of Huntington Board of Zoning Appeals**  
**March 21, 2023**

A meeting of the City of Huntington Board of Zoning Appeals was held on March 21, 2023 at 5:30 p.m. in the City Hall Council Chambers. *Ms. Proctor* called the meeting to order.

Members Present: Jacqueline Proctor, Gina Browning, Steven Yates, Sara Loftus

Members Absent: Dan Earl

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

Hearing no corrections or objections, *Ms. Proctor* approved the February Minutes, and all present were in favor.

Hearing no corrections or objections, *Ms. Proctor* approved the Orders, and all present were in favor.

**BZA 23-C-06**

A petition for a conditional use permit for a community garden in an R-2 Single-Family District. The property is located at 2739 and 2741 Highlawn Avenue.

*Property Owner/Petitioner:* The Highlawn Community Alliance, PO Box 3193, Huntington, WV

*Ms. Loftus* motions to reschedule BZA 23-C-06 until April 06, 2023; *Ms. Browning* seconded the motion.

Roll Call BZA; *Ms. Loftus*, Yes; *Mr. Yates*, Yes; *Ms. Browning*, Yes; *Ms. Proctor*, Yes.

BZA 23-C-06 for a conditional use permit for a community garden has been rescheduled to April 06, 2023 with a vote of 4 Yes and 0 No.

**BZA 23-V-07**

A petition for a variance to off-street parking requirements in an R-2 Single-Family District. The property is located at 1408 Lynn Street.

*Property owner/Petition:* Habitat for Humanity of the Tristate, PO Box 2526, Huntington, WV

*Ms. Usher* presented the Staff Report

David Michael, 240 3<sup>rd</sup> Avenue, is requesting a variance to off-street parking requirements in an R-2 District. Mr. Michael stated that they have been having difficulties locating the property owner of the parcel that would be used as the off-street parking for this newly constructed home. He then stated once they own the third parcel in question it will be consolidated and used for off-street parking.

*Ms. Loftus* – Is there plenty of street parking?

Ms. Usher stated that when she was onsite there was room for at least two cars to be parked in front of the home.

*Mr. Yates* made a motion to approve BZA 23-V-07.

Roll Call BZA; Ms. Loftus, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Ms. Proctor, Yes.

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

### **BZA 23-C-08**

A petition for a conditional use permit for an expansion of a bar for outdoor seating in a C-3 Central Business District. The property is located at 311 9<sup>th</sup> Street

*Property Owner:* Greg Angel, Core EP Huntington, PO Box 11126, Fayetteville, AR

*Petitioner:* Allison White, 311 9<sup>th</sup> Street, Huntington, WV

Ms. Usher presents the Staff Report

Allison White, 45 Fairfax Drive, stated that there has been a small change to the original site plan; the bar top that was proposed to be on the fencing will not be included in the plans. She mentioned that the bar top being extended would be too much money since she is unsure of the changes occurring with the Downtown Streetscape project.

*Ms. Proctor* – Was it mentioned in the Staff Report that the fencing could not be mounted into the ground?

Ms. Usher stated that with the close proximity of the fire hydrant the furniture could not be bolted down, so that it could be easily moved out of the way if necessary. However, the fencing does not have to be movable.

*Mr. Yates* – If the Downtown Streetscape project changes the dimensions of the sidewalk would she need to come back if there was still space for outdoor dining and present new plans?

Ms. Usher explained the petitioner would not need to come back unless the new proposed plans are larger than what is approved today.

*Ms. Browning* made a motion to approve BZA 23-C-08.

Roll Call BZA; Ms. Loftus, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Ms. Proctor, Yes.

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

### **BZA 23-C-09**

A petition for a conditional use permit for animal training and boarding in a C-3 Central Business District. The property is located at 537 & 531 6<sup>th</sup> Avenue.

*Property Owner:* Dallas Ramsey & Robert Davidson, 102 Township Rd. Chesapeake, OH

*Petitioner:* John Miller, 458 Trotter Ln., Charleston, WV

BZA 23-C-09 has been withdrawn by the petitioner. Ms. Proctor requested that the petition be removed from the agenda.

Roll Call BZA; Ms. Loftus, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Ms. Proctor, Yes.

BZA 23-C-09 for a conditional use permit for animal training and boarding was **Removed** with a vote of 4 Yes and 0 No.

Ms. Proctor adjourns the meeting at 5:55 p.m.

Date approved: 4/18/23

Chairperson:   
Jacqueline Proctor, Chair

Prepared by:   
Nathaniel Crum, Planning Technician