



**Agenda**  
Huntington Board of Zoning Appeals  
Tuesday, November 18, 2025 - 5:30pm

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1. Call to Order
2. Roll Call
3. Approval of the October 2025 Minutes
4. Approval of the October 2025 Orders
  - BZA 25-22 & 25-23
  - BZA 25-25
  - BZA 25-26
5. New Petitions

**BZA 25-27**

*Petitioner:* James Sloane, 244 County Rd. 411, Proctorville, OH 45669

*Property Owner:* Bridge Street Properties LLC, 244 County Rd. 411, Proctorville, OH 45669

*Property Location:* Southeast parcel at intersection of Guyan and Water Streets, adjacent to the east to 117 Main Street (Parcel 5-12-68).

*Issue:* A petition for a conditional use for a private garage in a C-1 Neighborhood Commercial District

**BZA 25-28**

*Petitioner/Property Owner:* IBEW #317 Building Corp, 1848 Madison Ave., Suite A, Huntington, WV 25704

*Property Location:* 1821 & 1825 Jefferson Ave., Huntington, WV 25704

*Issue:* A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.

**BZA 25-29**

*Petitioner:* Henry Alvarez, 2934 3rd Ave., Huntington, WV 25702

*Property Owner:* Jose Monge, 133 N. Edgemont Rd., Huntington, WV 25701

*Property Location:* 320 Bridge St., Huntington, WV 25702

*Issue:* A petition for a conditional use for a neighborhood bar in a C-1 Neighborhood Commercial District.

**BZA 25-30**

*Petitioner/Property Owner:* C. J. Hughes Construction Co. Inc., 97 3rd Ave. W, Huntington, WV 25704

*Property Location:* 112, 118, 124 & 128 Washington Ave., Huntington, WV 25704

*Issue:* A petition for a variance to increase the height of a fence in a C-2 Highway Commercial District.

5. Announcements/Discussion

6. Adjournment

**Minutes**  
**City of Huntington Board of Zoning Appeals**  
**October 21st, 2025**

A meeting of the City of Huntington Board of Zoning Appeals was held on October 21, 2025 at 5:30 p.m. in the City Hall Council Chambers. *Mr. Earl* called the meeting to order and Ms. Parsons confirmed a quorum was present.

Members Present: Steven Yates, Dan Earl, Gina Browning and Whitney Gesner

Members Absent: Sara Loftus and Matt Smith

Staff Present: Katie Parsons, Planner I  
Stephanie Petruso, Senior Planner  
Ericka Hernandez, Assistant City Attorney  
Zane Parsley, Planning Director

*Mr. Earl* asked if there were any objections to the September 2025 minutes, seeing none, the minutes were approved.

*Mr. Earl* asked if there were any objections to the order from September 2025, seeing none, the order was approved.

*Mr. Yates* made a motion to remove 25-24 from the agenda. *Ms. Gesner* seconded.

BZA Roll Call: *Ms. Gesner, Yes; Mr. Yates, Yes; Mr. Earl, Yes; Ms. Browning, Yes.*

BZA 25-24 was removed from the agenda.

Mr. Earl made a motion to hear BZA 25-22 and BZA 25-23 together, but vote separately. Mr. Yates seconded.

BZA Roll Call: *Ms. Gesner, Yes; Mr. Yates, Yes; Ms. Browning; Yes; Mr. Earl, Yes.*

**BZA 25-22 & BZA 25-23**

*Petitioner:* Robertson Loia Roof, 3460 Preston Ridge Rd., Suite 275, Alpharetta, GA 30005

*Property Owners:* Huntington Municipal Development Authority, 800 5th Ave., Huntington, WV 25701 and Marshall University Board of Governors, 1 John Marshall Dr., Huntington, WV 25755

*Property Location:* Between 3<sup>rd</sup> and 5<sup>th</sup> Avenues at 24<sup>th</sup> St.

*Issue 1:* A petition for a variance to reduce the transparency requirement for a proposed grocery store in the C-2 Highway Commercial District. The variance is for the 3<sup>rd</sup> Avenue side of the structure.

*Issue 2:* A petition for a variance to reduce the transparency requirement for a proposed grocery store in the C-2 Highway Commercial District. The variance is for the 24<sup>th</sup> Street side of the structure.

Ms. Petruso read the staff report.

*Mr. Earl* asked if anyone was in attendance to represent the petition, and Joe Boyd a representative for the foundry grocery project spoke.

*Mr. Earl* asked if anyone was present to speak in favor, and Cathy Burns from Huntington Municipal Development Board spoke. *Mr. Earl* asked if anyone was present to speak in opposition, seeing none, public comment was closed.

The board had no comments or questions regarding the petition.

*Mr. Yates* made a motion to approve BZA 25-22 and 25-23. *Ms. Gesner* seconded.

BZA Roll Call: *Ms. Gesner, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Mr. Earl, Yes.*

BZA 25-22 and BZA 25-23 were approved with a vote 4 Yes, 0 No.

### **BZA 25-25**

*Petitioner:* J. D. Maynard, AIA, DjM Architecture, 4333 Waverly Rd., Huntington, WV 25704

*Property Owner:* Muslim Association of Huntington, 944 20<sup>th</sup> St., Huntington, WV 25703

*Property Location:* 2010 10<sup>th</sup> Ave., Huntington, WV 25703

*Issue:* A petition for a variance to reduce the transparency requirement for the ground floor in a C-1 Neighborhood Commercial District.

Ms. Parsons read the Staff Report.

J. D. Maynard, AIA, of DjM Architecture appeared before the before to represent the petition. He expressed that the desire to have less transparency than is required is due to the safety concerns of windows around a basketball court. Mr. Maynard also stated that due to the direction the building will face, sunlight was a concern as well.

*Mr. Earl* asked if anyone else was present to speak in favor of the petition, seeing none. *Mr. Earl* asked if anyone was present to speak in opposition, seeing none, public comment was closed.

*Mr. Earl* stated that he believed the plans to make the addition look like the existing mosque were wonderful, and thought it would complement the structure.

*Mr. Yates* made a motion to approve BZA 25-25. *Ms. Gesner* seconded.

BZA Roll Call: *Ms. Gesner, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Mr. Earl, Yes.*

BZA 25-25 was approved with a vote 4 Yes, 0 No.

### **BZA 25-26**

*Petitioner:* J. D. Maynard, AIA, DjM Architecture, 4333 Waverly Rd., Huntington, WV 25704

*Property Owner:* Muslim Association of Huntington, 944 20<sup>th</sup> St., Huntington, WV 25703

*Property Location:* 2010 10<sup>th</sup> Ave., Huntington, WV 25703

*Issue:* A petition for a variance to allow the main entrance to be located on the side of the structure in a C-1 Neighborhood Commercial District.

*Ms. Parsons* read the Staff Report.

J. D. Maynard, AIA, of DjM Architecture appeared before the before to represent the petition. He expressed that the desire to have the main entrance on the side and not the front is due to the flow of the building and the purpose of the structure. If it were to be placed on the front, people would walk directly onto a court.

*Mr. Earl* asked if anyone else was present to speak in favor of the petition, seeing none. *Mr. Earl* asked if anyone was present to speak in opposition, seeing none, public comment was closed.

*Ms. Browning* made a motion to approve BZA 25-26. *Ms. Gesner* seconded.

BZA Roll Call: *Ms. Gesner, Yes; Mr. Yates, Yes; Ms. Browning, Yes; Mr. Earl, Yes.*

BZA 25-26 was approved with a vote 4 Yes, 0 No.

*Mr. Earl* adjourned the meeting at 5:47 p.m.

Date approved: \_\_\_\_\_

Chairperson: \_\_\_\_\_ Prepared by: \_\_\_\_\_  
Dan Earl, Acting Chair Katie Parsons, Planner I

**Staff Report:** A petition for a conditional use to allow for a private garage in a C-1 Neighborhood Commercial District.**Legal Ad****BZA 25-27**

**Issue:** A petition for a conditional use to allow for a private garage in a C-1 Neighborhood Commercial District.

**Petitioner/Property Owner:** 244 County Rd. 411, Proctorville, OH 45669

**Property Location:** Parcel ID 5-12-68, located at the corner of Guyan Street and Water Street.

**Introduction**

Henry Alvarez wishes for approval of a conditional use to allow for a neighborhood bar in a C-1 Neighborhood Commercial District.

**Existing Conditions / Background**

The parcel in question (5-12-68) is located at the corner of Guyan Street and Water Street. It is a vacant parcel that fronts Guyan Street to the west, Water Street to the north, and an alley to the East

**Proposed Conditions**

If approved, the conditional use would allow the petitioner to construct a private garage for personal use.

**Zoning Ordinance**

Per §1320.04, a “private garage” is only allowed conditionally in any C-1 neighborhood commercial zone in the City of Huntington.

Per §1315.02 (B), the definition of a “*An enclosed building for the storage of one or more motor vehicles. No business, occupation or service shall be conducted in a private garage that is accessory to a dwelling, except as may be allowed as a home occupation.*”

**Conditional Use**

In making its decision, the Board of Zoning Appeals shall consider the following:

1. Effect upon the Comprehensive Plan.
2. Public health, safety, morals, and general welfare.
3. Potential injury to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
4. Effect upon the normal and orderly development and improvement of surrounding property for uses already permitted in the District.
5. Adequate provisions for utilities, access roads, drainage, and other necessary facilities.
6. Adequate ingress and egress so designed to minimize traffic congestion in the public street.

**Comprehensive Plan**

Plan2035 designates this area as Neighborhood Center. The purpose of this designation is to preserve the historic neighborhood main streets.

Characteristics of this area include:

1. Mixed commercial and residential uses
2. Medium density and small lots
3. 1–3-story buildings to front of property line on residential main streets
4. Little to no off-street parking
5. Serves as a commercial hub for a neighborhood

## Pictures



*View of petitioned property looking east.*



*View of the petitioned property looking west*

conditional use permit is the process for any private garage seeking to occupy a specific location in these zoning classes. The current and future zoning both support developments of this kind.

Staff does not foresee any negative impact to public health, safety or general welfare. The proposed private garage would be located, adjacent to the floodwall and other vacant parcels on two sides. The two neighboring residential properties are separated by an alleyway and generous setback. As such, we believe that the impact to neighbors would be minimal, noise adequately mitigated, and traffic flow more than commensurate for the expected usage.

## Staff Recommendation

Staff recommends to approve the conditional use.

## Summary / Findings of Fact

1. James Sloan is the petitioner and property owner
2. The property is zoned C-1 Neighborhood Commercial.
3. The petitioner is seeking a conditional use for a private garage.
4. Future Land Use Map designates this area as Neighborhood Center.

## Attachments

- Application
- Site Plan
- Aerial map
- Zoning map
- Future Land Use map

## Staff Comments

A private garage is only allowed conditionally in any C-1, C-2, and I-1 zoning in the City of Huntington, therefore a



## PLANNING & ZONING

City of Huntington  
**Planning & Zoning**  
P.O. Box 1659 | Huntington, WV 25717  
(304) 696-5540, option 3  
planningdept@huntingtonwv.gov

### Conditional Use Permit Application

Applicant Name: James Sloane Phone: 304-634-2505

Mailing Address (city, state, zip): 244 County Rd. 411 Proctorville OH 45669

Email: bweprcs@yahoo.com

Property Owner (if applicable): Same Phone: \_\_\_\_\_

Mailing Address (city, state, zip): \_\_\_\_\_

Please list the Location (address) and Description (Tax Map Number, Parcel, and Lot,):

5-12-68

#### Description

Under the terms and conditions indicated in Article 1359 of the Zoning Ordinance, application is hereby made for a Conditional Use pursuant to Article 1300.A to allow the following:

Private Garage

The following exhibits are to be attached and made part of this application:

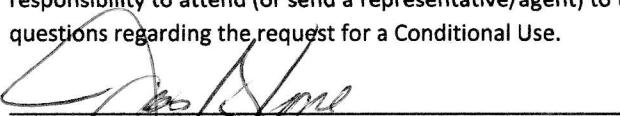
- Site Plan of Real Estate involved (if applicable): **Drawn to Scale** with scale shown, the direction of North clearly indicated on the drawing, showing all boundary lines and placement of existing and/or proposed structures, and with all dimensions shown (setbacks, buildings, etc).
- Valid State or Federal Photo ID.
- Any and all documentation and evidence to support the request.
- Citizen letters to the Board (if applicable) must be notarized.
- Treasurers Receipt for One Hundred Sixty Dollars (\$160.00) non-refundable filing fee for each Conditional Use sought.

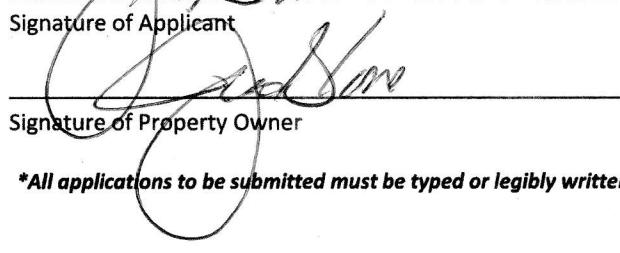
All of the above documentation is to be submitted to the Planning Commission office by \_\_\_\_\_.

Incomplete documentation will delay applicants review by the Board of Zoning Appeals.

#### Notice of Procedure

I/We, the undersigned am/are aware that the Board of Zoning Appeals will hold a public hearing on the request for a Conditional Use on Tuesday, Nov 18th at 5:30pm in City Hall Council Chambers. It is my responsibility to attend (or send a representative/agent) to this meetings to present plans and to answer any questions regarding the request for a Conditional Use.

  
Signature of Applicant

  
Signature of Property Owner

9-18-25  
Date

9-18-25  
Date

**\*All applications to be submitted must be typed or legibly written in blue or black ink.**

For office use only

Received: \_\_\_\_\_ Project Name: \_\_\_\_\_



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### Application for Conditionally Permitted Use

#### ATTACHMENT A

In making its decision to approve or deny Conditional Use, The Board of Zoning Appeals must consider six issues. Please provide a written statement on how the proposed Conditional Use will affect each of the following considerations:

1. Effect upon the Comprehensive Plan (available online):

To build a private garage on vacant lot

2. Effect upon public health, safety, and general welfare:

None

3. Effect upon the use and enjoyment of other property in the immediate vicinity for the purposes already permitted:

No effect on other surrounding property

4. Effect upon the normal and orderly development and improvement of the surrounding properties for uses already permitted in the district:

No effect

5. Have adequate provisions for utilities, access roads, drainage, and other facilities been provided for:

yes

6. Has adequate ingress and egress been designed to minimize traffic congestion on the public street:

Property is behind a commercial building, not on main public street.



Water Street  
Cabell County Tax District 5, Map 12  
Parcel 68

BZA 25-27

A petition for a conditional use of a private garage in a C-1 Neighborhood Commercial District



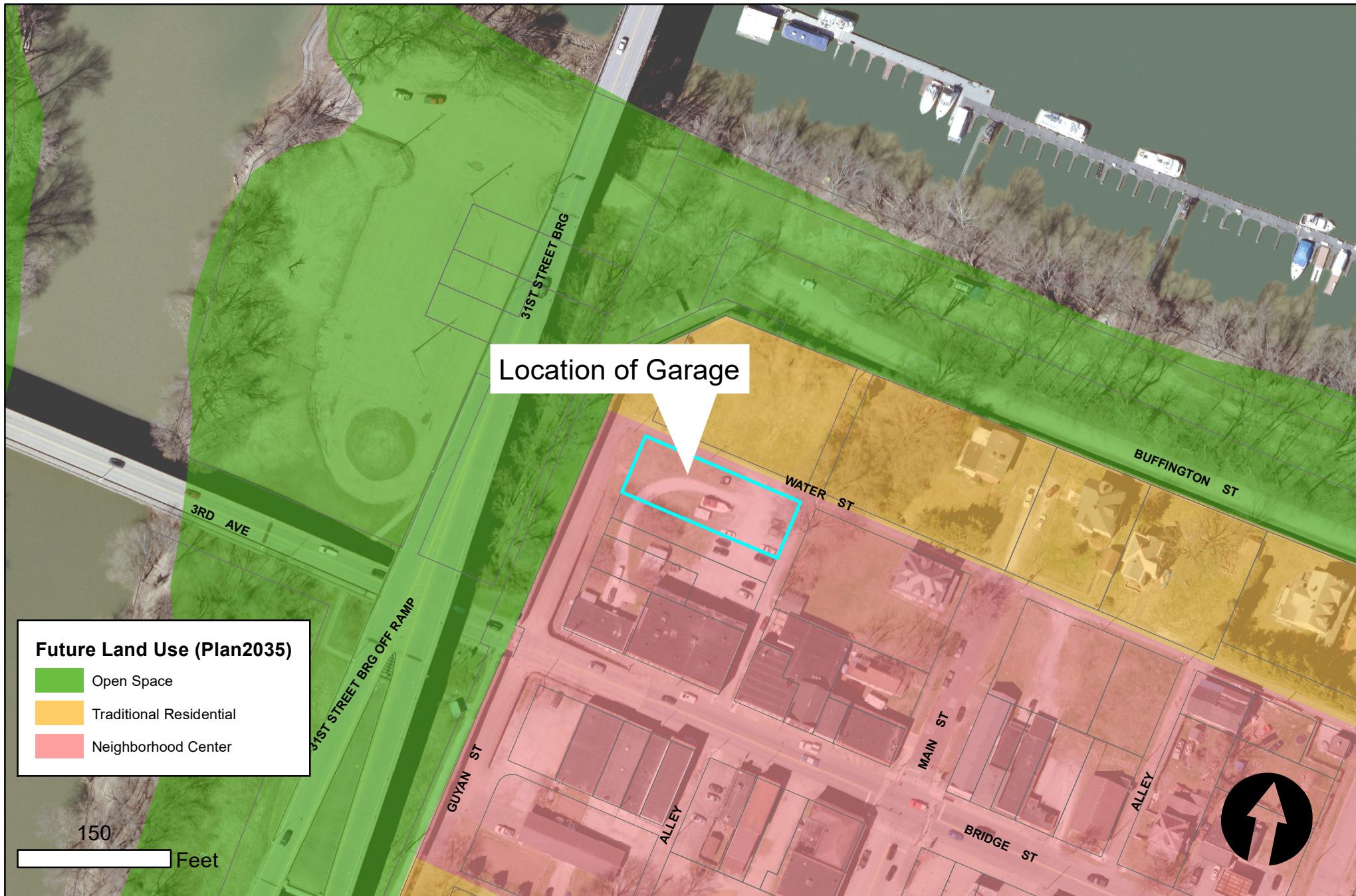


Water Street  
Cabell County Tax District 5, Map 12  
Parcel 68

BZA 25-27

A petition for a conditional use of a private garage in a C-1 Neighborhood Commercial District





## Staff Report: A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.

### Legal Ad

#### BZA 25-28

**Issue:** A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.

**Petitioner/Property Owner:** IBEW #317 Building Corp, 1848 Madison Ave., Suite A, Huntington, WV 25704

**Property Location:** 1821 & 1825 Jefferson Ave., Huntington, WV 25704

### Introduction

The International Brotherhood of Electrical Workers Local Union #317, hereinafter referred to as “IBEW #317,” is petitioning for a conditional use to expand the Huntington Electrical Joint Apprenticeship Training Committee’s (JATC) Training Center.

### Existing Conditions / Background

The petitioner recently acquired and rezoned the parcels they seek to develop their outdoor training area on. Currently, the parcels are vacant and have been for over two years.

### Proposed Conditions

The petitioner recently acquired the two parcels in question for the purpose of building an outdoor skills assessment area for the technical students to practice climbing and rescue procedures to prepare them for the job upon completion of their education. If approved, the conditional use would allow the petitioner to use the vacant lots to develop this outdoor skills assessment area as an

expansion of their already existing training center.

### Zoning Ordinance

Per §1320.04, a “trade school” is only conditionally permitted in a C-1 Neighborhood Commercial District.

### Conditional Use

In making its decision, the Board of Zoning Appeals shall consider the following:

1. Effect upon the Comprehensive Plan.
2. Public health, safety, morals, and general welfare.
3. Potential injury to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
4. Effect upon the normal and orderly development and improvement of surrounding property for uses already permitted in the District.
5. Adequate provisions for utilities, access roads, drainage, and other necessary facilities.
6. Adequate ingress and egress so designed to minimize traffic congestion in the public street.

### Comprehensive Plan

Plan2035 designates this area as Traditional Residential, characteristics of this include:

- A mix of housing types and uses interspersed throughout the primarily residential area

- A medium density of single-family and two-family homes between 6 and 11 units per acre
- Smaller lots with grid streets where parking primarily enters from the alley
- Sidewalks throughout
- Residential density per acre increases in areas near transitions or busier corridors
- New development is incremental and designed to infill into the prevailing architectural standards of the districts
- Commercial uses are sparse and with conditions

## Pictures



*View of petitioned property looking southwest.*



*View of the petitioned property looking south.*



*View of petitioned property looking southeast.*

## Staff Comments

In August 2021, City Council approved the rezoning of the western portion of the 1800 block to allow for the petitioner to build a trade school upon approval of the BZA. The petitioner had their conditional use for a trade school approved in September of 2021. The petitioner owns approximately 75% of the 1800 block between Jefferson Ave. and Madison Ave. and 18th St. W and 19th St. W and is used for their main building and technical center.

On October 6<sup>th</sup>, 2025, the petitioner was seen before the Planning Commission to rezone another portion of Jefferson Avenue to allow them to petition for a conditional use for a trade school. Approving the conditional use will benefit the public, including the public health, safety, and general welfare, by adding additional security to the area, proper maintenance will be conducted on the property, and the use of the property will be utilized instead of sitting vacant.

## Staff Recommendation

Staff recommends to approve the conditional use the petitioner is seeking.

## **Summary / Findings of Fact**

1. IBEW #317 Building Corp is the property owner and the petitioner.
2. The property is zoned C-1 Neighborhood Commercial District.
3. The petitioner is seeking a conditional use for a trade school.
4. The petitioner recently had the parcels rezoned to accommodate their wish to have an outdoor training area.
5. Future Land Use Map designates this area as Traditional Residential.

## **Attachments**

- Application
- Aerial map
- Zoning map
- Future Land Use map



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planningdept@huntingtonwv.gov

### Conditional Use Permit Application

Applicant Name: IBEW #317 Building Corporation Phone: 304-429-5013

Mailing Address (city, state, zip): 1848 Madison Ave, Suite A, Huntington, WV 25704

Email: S.wolfe @ IBEW 317.com

Property Owner (if applicable): \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address (city, state, zip): \_\_\_\_\_

Please list the Location (address) and Description (Tax Map Number, Parcel, and Lot,):

1821, 1825 Jefferson Ave. 7-40-440 + 7-40-442

#### Description

Under the terms and conditions indicated in Article 1359 of the Zoning Ordinance, application is hereby made for a Conditional Use pursuant to Article 1320, A to allow the following:

Trade School C1 District

**The following exhibits are to be attached and made part of this application:**

- Site Plan of Real Estate involved (if applicable): **Drawn to Scale** with scale shown, the direction of North clearly indicated on the drawing, showing all boundary lines and placement of existing and/or proposed structures, and with all dimensions shown (setbacks, buildings, etc).
- Valid State or Federal Photo ID.
- Any and all documentation and evidence to support the request.
- Citizen letters to the Board (if applicable) must be notarized.
- Treasurers Receipt for One Hundred Sixty Dollars (\$160.00) non-refundable filing fee for each Conditional Use sought.

All of the above documentation is to be submitted to the Planning Commission office by October 21st.

Incomplete documentation will delay applicants review by the Board of Zoning Appeals.

#### **Notice of Procedure**

I/We, the undersigned am/are aware that the Board of Zoning Appeals will hold a public hearing on the request for a Conditional Use on Tuesday, \_\_\_\_\_ at 5:30pm in City Hall Council Chambers. It is my responsibility to attend (or send a representative/agent) to this meetings to present plans and to answer any questions regarding the request for a Conditional Use.

Signature of Applicant

Signature of Property Owner

10-10-25

Date

10-10-25

Date

**\*All applications to be submitted must be typed or legibly written in blue or black ink.**

For office use only

Received: \_\_\_\_\_ Project Name: \_\_\_\_\_



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### Application for Conditionally Permitted Use

#### ATTACHMENT A

In making its decision to approve or deny Conditional Use, The Board of Zoning Appeals must consider six issues. Please provide a written statement on how the proposed Conditional Use will affect each of the following considerations:

1. Effect upon the Comprehensive Plan (available online):  
The expansion supports Huntington's plan by creating local jobs, training skilled workers, and strengthening the economy.
2. Effect upon public health, safety, and general welfare:  
Apprentices are trained in safety and electrical codes, which improves community safety and ensures quality work. The training center itself will have no impact on public health or safety.
3. Effect upon the use and enjoyment of other property in the immediate vicinity for the purposes already permitted:  
The training program will not disturb neighbors. It is professional, educational, and improves the area's value and reputation.
4. Effect upon the normal and orderly development and improvement of the surrounding properties for uses already permitted in the district:  
Skilled workers help complete construction projects safely and efficiently, encouraging more growth in Huntington. Through purchasing this property we were able to improve surrounding areas by demolishing abandoned properties.
5. Have adequate provisions for utilities, access roads, drainage, and other facilities been provided for:  
All utilities, parking, and drainage are in place and meet city requirements. No extra burden will be created
6. Has adequate ingress and egress been designed to minimize traffic congestion on the public street:  
Parking and access are adequate. Training schedules will avoid traffic issues, so congestion will be minimal



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### Application for Conditionally Permitted Use

#### ATTACHMENT B

Additional requirements pertaining to the Conditional Use may exist in the City of Huntington Zoning Ordinance. These additional requirements may exist within the General Regulations, specific districts to include overlay districts, or other articles of the ordinance. Please consult with the Planning and Zoning office to help identify these additional requirements.

List all each Article and Section numbers pertaining to this Conditional Use and give a brief description as to how each of the requirements shall be met:

Article \_\_\_\_\_

Brief description of the requirement:

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How will the requirement be met:

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Article \_\_\_\_\_

Brief description of the requirement:

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How will the requirement be met:

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Article \_\_\_\_\_

Brief description of the requirement:

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How will the requirement be met:

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Article \_\_\_\_\_

Brief description of the requirement:

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How will the requirement be met:

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Article \_\_\_\_\_

Brief description of the requirement:

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How will the requirement be met:

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# Aerial Map



**1821 and 1825 Jefferson Ave**

**Cabell County Tax District 7, Map 40 Parcel 440 and 442**

**BZA 25-28**

**A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.**



# Zoning Map



**1821 and 1825 Jefferson Ave**

**Cabell County Tax District 7, Map 40 Parcel 440 and 442**

**BZA 25-28**

**A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.**



# Future Land Use Map



**1821 and 1825 Jefferson Ave**

**Cabell County Tax District 7, Map 40 Parcel 440 and 442**

**BZA 25-28**

**A petition for a conditional use to allow for a trade school in a C-1 Neighborhood Commercial District.**



**Staff Report:** A petition for a conditional use to allow for a neighborhood bar in a C-1 Neighborhood Commercial District.**Legal Ad****BZA 25-29**

**Issue:** A petition for a conditional use to allow for a neighborhood bar in a C-1 Neighborhood Commercial District.

**Petitioner:** Henry Alvarez, 2934 3rd Avenue, Huntington, WV 25702

**Property Owner:** Jose Monge, 133 N. Edgemont Rd. Huntington, WV 25701

**Property Location:** 320 Bridge St., Huntington, WV 25702

**Introduction**

Henry Alvarez wishes for approval of a conditional use to allow for a neighborhood bar in a C-1 Neighborhood Commercial District.

**Existing Conditions / Background**

The parcel in question (5-13-40) is located at the northwest corner of Bridge Street and Buffington Street and has been owned by Jose Monge since 2014. It is a large 6,683 square foot building with three store fronts.

The building has street parking on the Bridge Street and Buffington Street sides with no off-street parking on site. Adjacent vacant parcels may be used for off-street parking if consolidated with the main parcel.

**Proposed Conditions**

If approved, the conditional use would allow the petitioner to use a portion of the building

Consisting of the eastern storefront as a neighborhood bar.

**Zoning Ordinance**

Per §1320.04, a “neighborhood bar” is only allowed conditionally in any commercial zone in the City of Huntington.

Per §1315.02 (B), the definition of a “bar” is a “*Premises used primarily (gross revenue from alcoholic beverages sale are greater than one half of total revenue) for sale or dispensing of alcoholic beverages by the drink for onsite consumption, and where food may be available for consumption on the premises as accessory to the principal use.*”

A “bar, neighborhood” is a bar that does not exceed 2,000 square feet.

The petitioner has stated that the portion of the building used for the neighborhood bar will be smaller than 2,000 square feet.

Per §1343 Table A, the required vehicle parking for a bar/neighborhood bar is 1 space per every 4 interior seats and 1 space for every 2 employees at max shift.

**Conditional Use**

In making its decision, the Board of Zoning Appeals shall consider the following:

1. Effect upon the Comprehensive Plan.
2. Public health, safety, morals, and general welfare.
3. Potential injury to the use and enjoyment of other property in the

immediate vicinity for the purposes already permitted.

4. Effect upon the normal and orderly development and improvement of surrounding property for uses already permitted in the District.
5. Adequate provisions for utilities, access roads, drainage, and other necessary facilities.
6. Adequate ingress and egress so designed to minimize traffic congestion in the public street.

## Comprehensive Plan

Plan2035 designates this area as Transition Commercial. The purpose of this designation is to provide a transition between residential areas to light industrial and commercial uses.

Characteristics of this area include:

1. Medium density and medium lots.
2. 4–5-story buildings to front of property line on primary transportation routes.
3. Medium-scale development larger than the neighborhood-scale uses accommodated by the neighborhood center district but smaller than the convenience commercial district.
4. Limited on-site parking.
5. Buffers primarily residential areas from higher intensity commercial and industrial uses or along arterial corridors.
6. Promote infill and repurposing of large single-family housing for office or multi-family uses to maintain existing character.
7. Active storefronts, medium-scale offices, and a limited range of business and commercial uses like specialty shops, service, and small-scale lodging

8. Mixed-use housing, particularly above active office or commercial uses.

## Pictures



*View of petitioned property looking northeast*



*View of the petitioned property looking northwest.*

## Staff Comments

A neighborhood bar is allowed conditionally in any commercial and I-1 zone in the City of Huntington. Therefore, a conditional use permit is required for any neighborhood bar seeking to occupy a specific location. The current and future zoning both support developments of this kind.

The proposed neighborhood bar would be located adjacent to a Marathon gas station and several other commercial buildings with apartments upstairs and across Buffington Street.

Staff only foresees two potential components that could be injurious to neighboring properties and users – parking and transparency.

In its current set-up, the bar would rely solely on on-street parking, which has the potential to reduce available parking for neighbors.

Additionally, the first-floor front facade does not meet transparency requirements, which although not incompatible with the enjoyment of a bar, may prove to lower the aesthetic quality of historic downtown Guyandotte.

### **Staff Recommendation**

Staff recommends approval of this conditional use with the understanding that potential injury to neighbors will be remedied by the adding of parking and the expansion of transparency or, if the site plan and building remain unchanged, a variance will need to be approved at a later BZA meeting.

### **Summary / Findings of Fact**

1. Henry Alvarez is the petitioner.
2. Jose Monge is the property owner.
3. The property is zoned C-1 Neighborhood Commercial.
4. The petitioner is seeking a conditional use for a neighborhood bar.
5. Jose Monge has occupied the parcel since 2014.
6. Future Land Use Map designates this area as Transition Commercial.

### **Attachments**

- Application
- Aerial map
- Zoning map
- Future Land Use map



## PLANNING & ZONING

City of Huntington  
Planning & Zoning  
P.O. Box 1659 | Huntington, WV 25717  
(304) 696-5540, option 3  
planningdept@huntingtonwv.gov

### Conditional Use Permit Application

Applicant Name: HENRY ALVAREZ

Phone: 610.969.6662

Mailing Address (city, state, zip): 2934 3RD AVENUE. HUNTINGTON, WV 25702

Email: HENRYALVAREZ2010@YAHOO.COM

Property Owner (if applicable): JOSE MONGE

Phone: 304.617.8365

Mailing Address (city, state, zip): 133 N EDGEMONT ROAD. HUNTINGTON, WV 25701

Please list the Location (address) and Description (Tax Map Number, Parcel, and Lot,):

320 BRIDGE STREET HUNTINGTON, WV 25702

#### Description

Under the terms and conditions indicated in Article 1359 of the Zoning Ordinance, application is hereby made for a Conditional Use pursuant to Article 1320 to allow the following:

BAR.

#### The following exhibits are to be attached and made part of this application:

- Site Plan of Real Estate involved (if applicable): Drawn to Scale with scale shown, the direction of North clearly indicated on the drawing, showing all boundary lines and placement of existing and/or proposed structures, and with all dimensions shown (setbacks, buildings, etc).
- Valid State or Federal Photo ID.
- Any and all documentation and evidence to support the request.
- Citizen letters to the Board (if applicable) must be notarized.
- Treasurers Receipt for One Hundred Sixty Dollars (\$160.00) non-refundable filing fee for each Conditional Use sought.

All of the above documentation is to be submitted to the Planning Commission office by \_\_\_\_\_.

Incomplete documentation will delay applicants review by the Board of Zoning Appeals.

#### Notice of Procedure

I/We, the undersigned am/are aware that the Board of Zoning Appeals will hold a public hearing on the request for a Conditional Use on Tuesday, \_\_\_\_\_ at 5:30pm in City Hall Council Chambers. It is my responsibility to attend (or send a representative/agent) to this meetings to present plans and to answer any questions regarding the request for a Conditional Use.

Henry Alvarez

Signature of Applicant

Jose J Monge

Signature of Property Owner

10/13/25

Date

10/13/25

Date

**\*All applications to be submitted must be typed or legibly written in blue or black ink.**

For office use only

Received: \_\_\_\_\_ Project Name: \_\_\_\_\_



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### Application for Conditionally Permitted Use

#### ATTACHMENT B

Additional requirements pertaining to the Conditional Use may exist in the City of Huntington Zoning Ordinance. These additional requirements may exist within the General Regulations, specific districts to include overlay districts, or other articles of the ordinance. Please consult with the Planning and Zoning office to help identify these additional requirements.

List all each Article and Section numbers pertaining to this Conditional Use and give a brief description as to how each of the requirements shall be met:

Article 1320.04

Brief description of the requirement:

BAR LOCATIONS conditional permit.

How will the requirement be met:

Article \_\_\_\_\_

Brief description of the requirement:

How will the requirement be met:

Article \_\_\_\_\_

Brief description of the requirement:

How will the requirement be met:

Article \_\_\_\_\_

Brief description of the requirement:

How will the requirement be met:

Article \_\_\_\_\_

Brief description of the requirement:

How will the requirement be met:



320 Bridge Street  
Cabell County Tax District 5, Map 13  
Parcel 40

BZA 25-29

A petition for a conditional use of a neighborhood bar in a C-1 Neighborhood Commercial District



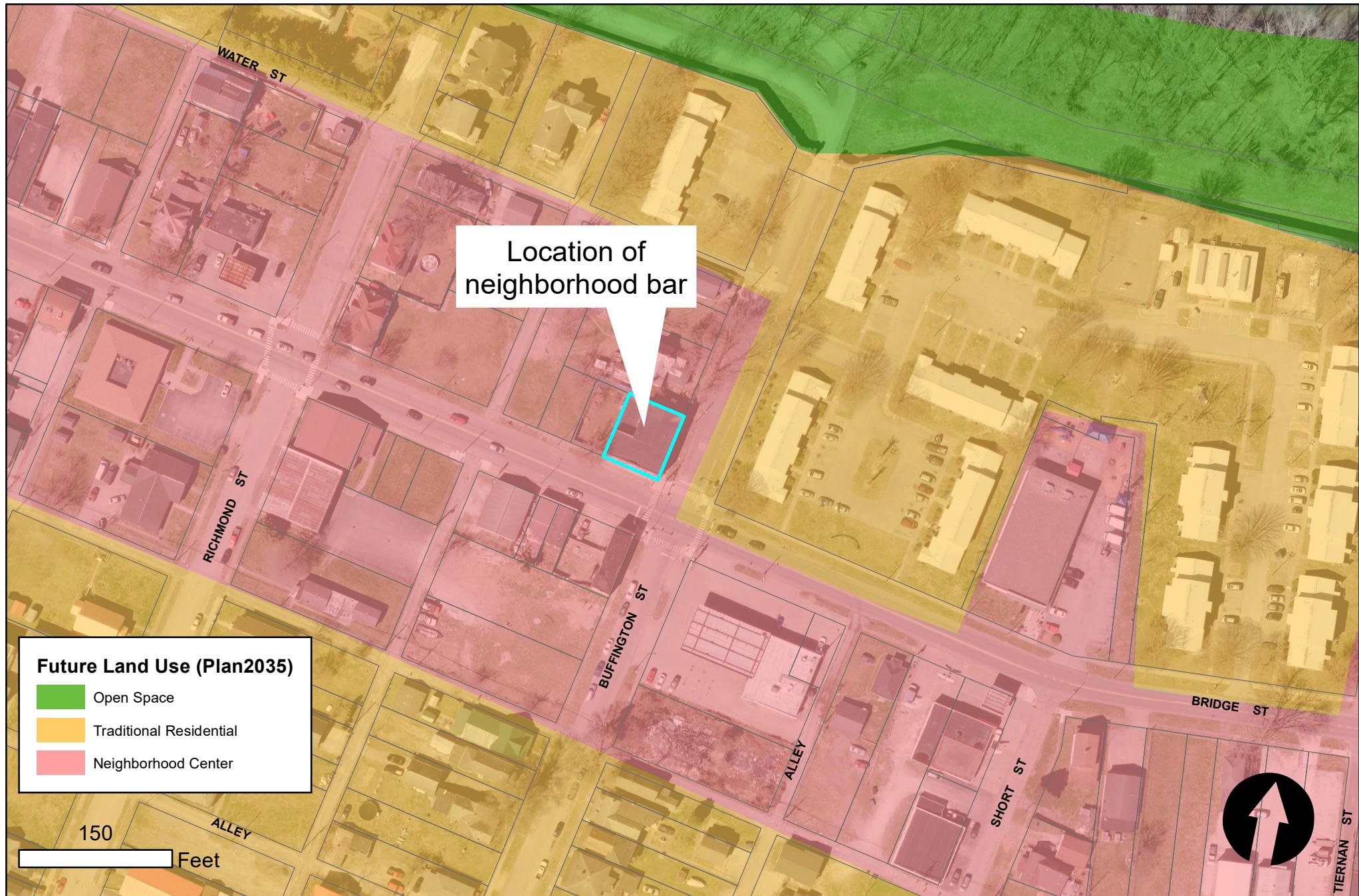


320 Bridge Street  
Cabell County Tax District 5, Map 13  
Parcel 40

BZA 25-29

A petition for a conditional use of a neighborhood bar in a C-1 Neighborhood Commercial District





320 Bridge Street  
Cabell County Tax District 5, Map 13  
Parcel 40

BZA 25-29

A petition for a conditional use of a neighborhood bar in a C-1 Neighborhood Commercial District



**Staff Report:** A petition for a variance to increase the height of a fence in a C-2 Highway Commercial District.

## Legal Ad

### BZA 25-30

Issue: A petition for a variance to increase the height of a fence in a C-2 Highway Commercial District.

Petitioner/Property Owner: C. J. Hughes Construction Co. Inc., 97 3rd Ave. W, Huntington, WV 25704

Property Location: 112, 118, 124 & 128 Washington Ave., Huntington, WV 25704

## Introduction

The petitioner is requesting a variance to increase the height of a fence in the front yard of a C-2 Highway Commercial District.

## Existing Conditions / Background

The petitioned property currently vacant, and has recently been acquired by the petitioner.

## Proposed Conditions

If approved, the petitioner would place a 7ft fence around the entire property as well as gravel the lot.

## Zoning Ordinance

Per Section 1341.19(C)(2)(a), the maximum height of a fence located in the front yard shall not exceed four feet in height.

## Variance

In making its decision, the Board of Zoning Appeals shall consider the following:

1. Whether the proposed variance would adversely affect the public health, safety, or general welfare;
2. Whether the proposed variance request arises from special conditions or attributes pertaining to the property and not created by the property owner;
3. Whether the proposed variance would eliminate an unnecessary hardship and permit a reasonable use of the land; and
4. Whether the proposed variance would allow the intent of the Zoning Ordinance to be observed and substantial justice be done?

## Comprehensive Plan

Plan2035 designates this area as Transitional Commercial, characteristics of this area include:

- Medium density and medium lots
- 4-5 story builds to front of property line on primary transportation routes
- Medium-scale development larger than the neighborhood-scale uses accommodated by the neighborhood center district but smaller than the convenience district
- Limited on-site parking
- Buffers primarily residential areas from higher intensity commercial and industrial uses or along arterial corridors

- Promote infill and repurposing of large scale single-family housing for office or multi-family uses to maintain existing character
- Active storefronts, medium-scale offices, and a limited range of business and commercial uses like specialty shops, service, and small-scale lodging
- Mixed-use housing, particularly above active office or commercial uses



*View of petitioned property from 2<sup>nd</sup> St. W looking west.*

## Pictures



*View of petitioned property from Washington Ave looking northeastern towards 2<sup>nd</sup> St. W*



*View of petitioned property from Washington Ave, looking northwestern.*

### Staff Comments

The applicant is requesting a variance to increase the height of the fence in the front yard in a Commercial District. Per recommendation of staff, the petitioner combined the lots in question in order to develop. The petitioners initial intended use is to gravel the lot and enclose it with a chain link fence 7ft in height. It is also intended to include two areas of ingress and egress back onto Washington Ave.

The petitioner has stated that they would eventually like to develop the lot by placing an office building and creating a more permanent paved parking area for their business.

### Staff Recommendation

Staff finds that the requested variance to increase the permitted front yard fence height from the maximum allowed to seven (7) feet is reasonable given the existing context and surrounding land uses and therefore takes a neutral position on the petition. The subject property, located within a commercial district and surrounded by other commercial and industrial operations, exhibits a character and scale consistent with taller perimeter fencing for security and operational purposes.

Additionally, staff notes that the surrounding area has experienced a higher incidence of property-related crimes, including vehicle break-ins, which further supports the applicant's intent to enhance site security through the proposed fence design.

Staff recommends that if the requested variance is approved, it be done so with the condition that the proposed fence shall be set back a minimum of seven (7) feet from the property line. This condition will ensure adequate separation from the right-of-way and preserve visibility and aesthetic considerations along the frontage, consistent with the intent of the zoning ordinance.

### **Summary / Findings of Fact**

1. C.J. Hughes Construction Co., Inc. is the petitioner and the property owner.
2. The current zoning is C-2 Highway Commercial District.
3. Plan2035 designates this area as Transition Commercial.

### **Attachments**

- Application
- Aerial map
- Zoning map
- Future Land Use map



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### Variance of Zoning Regulations Application

Applicant Name: Shawn Hacke Phone: 681-294-8033

Mailing Address (city, state, zip): 75 WEST 3<sup>rd</sup> Ave, Huntington, WV 25701

Email: shawn@shawnhughes.com

Property Owner (if applicable): C.J. HUGHES Construction Co., Inc. Phone: 681-294-8033

Mailing Address (city, state, zip): 75 WEST 3<sup>rd</sup> Ave, Huntington, WV 25701

Please list the Location (address) and Description (Tax Map Number, Parcel, and Lot,):

112, 118, 124, + 128 WASHINGTON Ave / 7-28-53, 7-28-54.1, 7-28-54.2, + 7-28-54

Variance request pursuant to:

Article 1841.19 and/or Figure C(2)(a) of the City of Huntington Zoning Ordinance.

Description of the variance being requested:

We are working to level out the property and place gravel across the entire parcel. Then we went to put up a 7 ft fence around the entire property and have 2-20 ft gates on the Washington Ave side of the property.

The following exhibits are to be attached and made part of this application:

- Site plan the property involved (if applicable); drawn to scale, showing all boundary lines and the placement of existing and/or proposed structures, and with all dimensions shown (setbacks, buildings, etc.).
- Valid State and Federal Photo ID.
- Any and all documentation and evidence to support the request.
- Citizen letters to the Board (if applicable) must be notarized.
- One hundred sixty dollars (\$160) non-refundable filing fee for each variance sought.

All of the above documentation shall be submitted in full to the Planning and Zoning office by \_\_\_\_\_ in order to be placed on the next Board of Zoning Appeals (BZA) agenda. An incomplete submittal will delay the applications review by the BZA.

I/We, the undersigned, am/are aware that a public hearing by the Board of Zoning Appeals will be held on Tuesday, 10/21. It is my responsibility to attend (or send a representative) to the above meeting to present plans and to answer any questions regarding the request for a Variance. All meetings are held at 5:30 p.m. in the City Council Chambers of Huntington City Hall.



Signature

10-15-2025

Date

For office use only	
Received: <u>10-16-25</u>	Project Name: <u>BZA 25-29</u>



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### Variance of Zoning Regulations Application

#### ATTACHMENT A

In making its decision to approve or deny a Variance request, The Board of Zoning Appeals must consider four criteria. Please provide a written statement on how the proposed Variance will affect each of the following considerations:

1. Effect upon public health, safety, or general welfare, or the rights of adjacent property owners or residents:

*I don't see any effect on other property owners.*

2. What is the special condition or attribute of the property for which the variance is sought (must not be created by the person seeking the variance):

*To prevent theft and keep personnel safe.*

3. How an approval of the Variance would eliminate an unnecessary hardship and permit a reasonable use of the land:

*To be able to secure personnel property.*

4. How would an approval of the Variance allow for the intent of the Zoning Ordinance to be observed and substantial justice done:

*To allow our company to operate in a safe environment.*

# Aerial Map



**112, 118, 124 and 128 Washington Ave**

**Cabell County Tax District 7, Map 28 Parcel 54, 54.1,54.2 and 53**

**BZA 25-30**

**A petition for a variance to increase the height of a fence in a C-2 Highway Commercial District.**



# Zoning Map



**112, 118, 124 and 128 Washington Ave**

**Cabell County Tax District 7, Map 28 Parcel 54, 54.1,54.2 and 53**

**BZA 25-30**

**A petition for a variance to increase the height of a fence in a C-2 Highway Commercial District.**



# Future Land Use Map

