

August 7, 2018

Board of Zoning Appeals
City of Bridgeport
County of Harrison
State of West Virginia

The Bridgeport Board of Zoning Appeals conducted a public hearing Tuesday August 7, 2018, at 6:00 p.m. in Bridgeport City Hall, 515 West Main Street, with the following members attending: Chairman Meredith McCarthy, Members Ryan Haws, and Sam Spatafore via teleconference. Vice President Richard Forren and Member Rod Smallridge were absent.

Also attending were James and Nancy Hawkins, 518 Lawman Avenue, and Tyler Suzanne Grogg, Secretary to the Board.

At 6:10 p.m. Chairman McCarthy called the meeting to order and everyone wishing to speak was sworn in.

1. PUBLIC HEARING: Consider the request of Nancy Hawkins, 518 Lawman for a zoning variance to construct a covered front porch.

- Mrs. Nancy Hawkins stated the porch would extend from the front door out 16 feet to the side of the house. There is 24 feet from the step off the stoop to the road, and the porch would extend 4 feet further from the stoop.
- Sam Spatafore asked how much of a variance is being requested.
- Nancy Hawkins stated it will only be 4 feet from the furthest point of the house.
- Meredith McCarthy stated they are only 1-foot shy from the required set back.
- Ryan Haws asked if this would be a covered porch and Nancy Hawkins said yes.
- Sam Spatafore asked how much of an overhang would the porch have, and James Hawkins stated it would be a gable pitch and wouldn't have much of an overhang.
- Ryan Haws asked if the porch would come up to the property line and Nancy Hawkins stated yes.
- Meredith McCarthy asked what kind of materials would the porch be built out of and Nancy Hawkins stated it would be composite decking.
- Ryan Haws stated the Hawkins's house does sit further on the property than any other house on the street.
- Meredith McCarthy stated the porch addition would not obstruct because the porch does not wrap the house.

- Ryan Haws asked Mr. and Mrs. Hawkins how they came up with the 10 feet for the porch and the Nancy Hawkins said that is what she would like to have.
- Sam Spatafore asked Mr. and Mrs. Hawkins if they would do an 8-foot variance instead of 10-foot variance and Nancy Hawkins stated yes, but she would prefer a 10-foot variance.
- Meredith McCarthy stated the property is different than most on the street because it has been subdivided.

EXECUTIVE SESSION:

At 6:24 p.m. President Meredith McCarthy made a motion that council enter into executive session for the purpose of discussing matters involving the sale or lease of property, and advance construction planning which, if made public, might adversely affect the interests of the City, to discuss matters with counsel pursuant to the attorney/client privilege as to matters not included on the agenda; motion was seconded by Member Ryan Haws and unanimously approved.

Member Ryan Haws made a motion to reconvene into regular session at 6:40p.m.; motion was seconded by President Meredith McCarthy and unanimously approved.

No action was taken in executive session.

- Nancy Hawkins stated that they only need a 7-foot variance because their dining room isn't flush with the house and sticks out 3 feet.
- Meredith McCarthy stated that the request wasn't clear, it sounded like the Hawkins's needed a 10.8 variance from the property line, and the house is not within the 25 setback.
- Sam Spatafore asked if the 10.8-foot variance would bring the porch to the property line.
- Nancy Hawkins stated that 10.8 feet would be from the front door to the property line and 7 feet would be from the side of the house to the property line.
- Sam Spatafore made a motion to approve an 8.8-foot variance which would keep the porch 2 feet off the property line, with the unique circumstance that the property is subdivided, and the house was built within the 25 foot setback. Motion was seconded by Member Ryan Haws, and unanimously approved.

2. Approval of Minutes

The minutes of the June 5, 2018 Board of Zoning Appeals meeting were unanimously approved as presented on a motion by Member Sam Spatafore, seconded by Member Ryan Haws.

The meeting was adjourned at 6:50 pm on a motion by Member Ryan Haws, seconded by Member Sam Spatafore, and was unanimously approved.

Meredith McCarthy, Chairman

Date