



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 East Washington Street, 2nd Floor
P.O. Box 716
Charles Town, West Virginia 25414

File #: CUP 18-01
Mtg. Date: 05/24/18
Fee Paid: \$ 550.00
Staff Int.: JH

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Application for a Conditional Use Permit

Conditional Use Permit process is outlined in Article 6 of the Zoning Ordinance

Project Name

IMAN Abdel Salam

Property Owner Information

Name:

Willard A Daniels

Business Name:

Mailing Address:

111 Bitiner Ln, Kearnsville, WV, 25430

Phone Number:

Email Response:

Mail ☐ Yes
Response: ☐ No

Applicant Information

Name:

IMAN Abdel Salam

Business Name:

TBD

Mailing Address:

43682 Lucketts bridge Cir - Ashburn, VA, 20148

Phone Number:

703-981-7998

Email Response:

aly1505@gmail.com

Mail ☐ Yes
Response: ☐ No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name:

Business Name:

Mailing Address:

Phone Number:

Email Response:

Mail ☐ Yes
Response: ☐ No

Physical Property Details

Physical Address:

5383-5409 Charles town RD. 25430

Tax District:

07-Middleway Dist

Map No:

3

Parcel No.

0001 0001 0000

Parcel Size:

5-35

Deed Book:

317

Page No:

92

Zoning District (please check one)

Residential
Growth
(RG)

☐

Industrial
Commercial
(I-C)

☐

Rural*
(R)

☐

Residential-
Light Industrial-
Commercial
(R-LI-C)

☐

Village
(V)

☒

Neighborhood
Commercial
(NC)

☐

General
Commercial
(GC)

☐

Highway
Commercial
(HC)

☐

Light
Industrial
(LI)

☐

Major
Industrial
(MI)

☐

Planned
Neighborhood
Development
(PND)

☐

Office/
Commercial
Mixed-Use
(OC)

☐

* For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☐ Yes

☐ No

RECEIVED

Name of Road and/or Route Number:

MAY 01 2018

Sketch Plan (see cover sheet for description).

☒ Attached

A list of all adjacent and confronting property owners (see cover sheet for description)

☒ Attached

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

Automobile Sales and Service.

Please provide any information or known history regarding this property.

it been Auto sales and repair for more than 20 years and we to continue Business

Please respond (in detail) to the following statements located in Section 6.3 of the Zoning Ordinance:

1. The proposed use is compatible with the goals of the adopted Comprehensive Plan. Section 6.3A.1

The Future Land Use Guide Shows This Building as Commercial

2. The proposed use is compatible in intensity and scale with the existing and potential land uses on the adjoining and confronting properties, and poses no threat to public health, safety, and welfare. Section 6.3A.2

is existing Commercial Uses and IS no Issues with the Health Dept.

3. The proposed site development shall be such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. Section 6.3A.3

This is a Banked Shutz Building next to our Building. No Hurting in the Area.

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. Section 6.3A.4

☒ I am aware of the landscaping buffer requirements and will adhere to them.

☒ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. Section 6.3A.6

☐ Applicable (Trip Generation Data attached)

☒ Not Applicable

The information given is correct to the best of my knowledge. Original Signature Required.

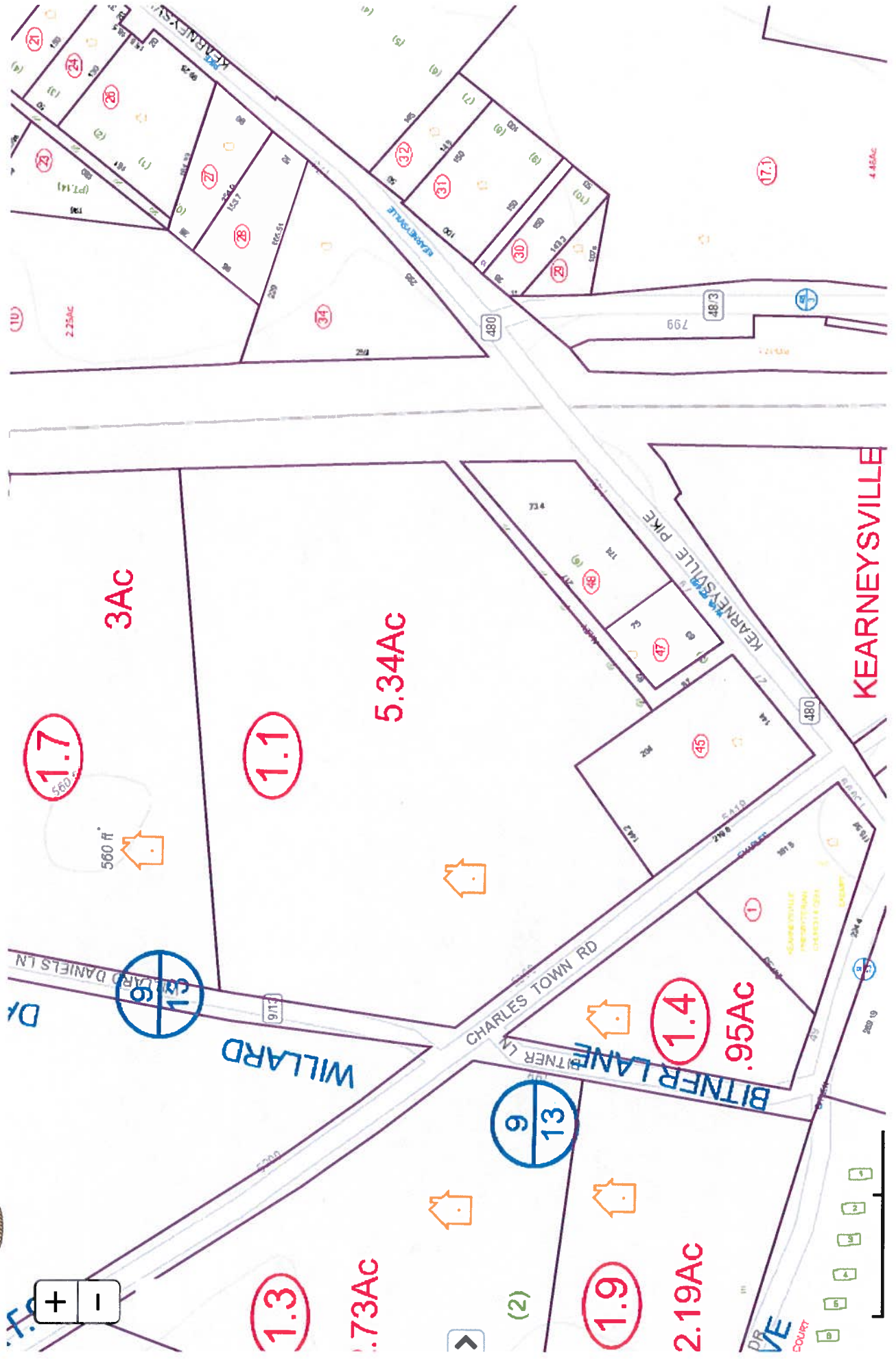
* Priscilla J. Cameron 4/19/18
Property Owner Date

Property Owner

Date



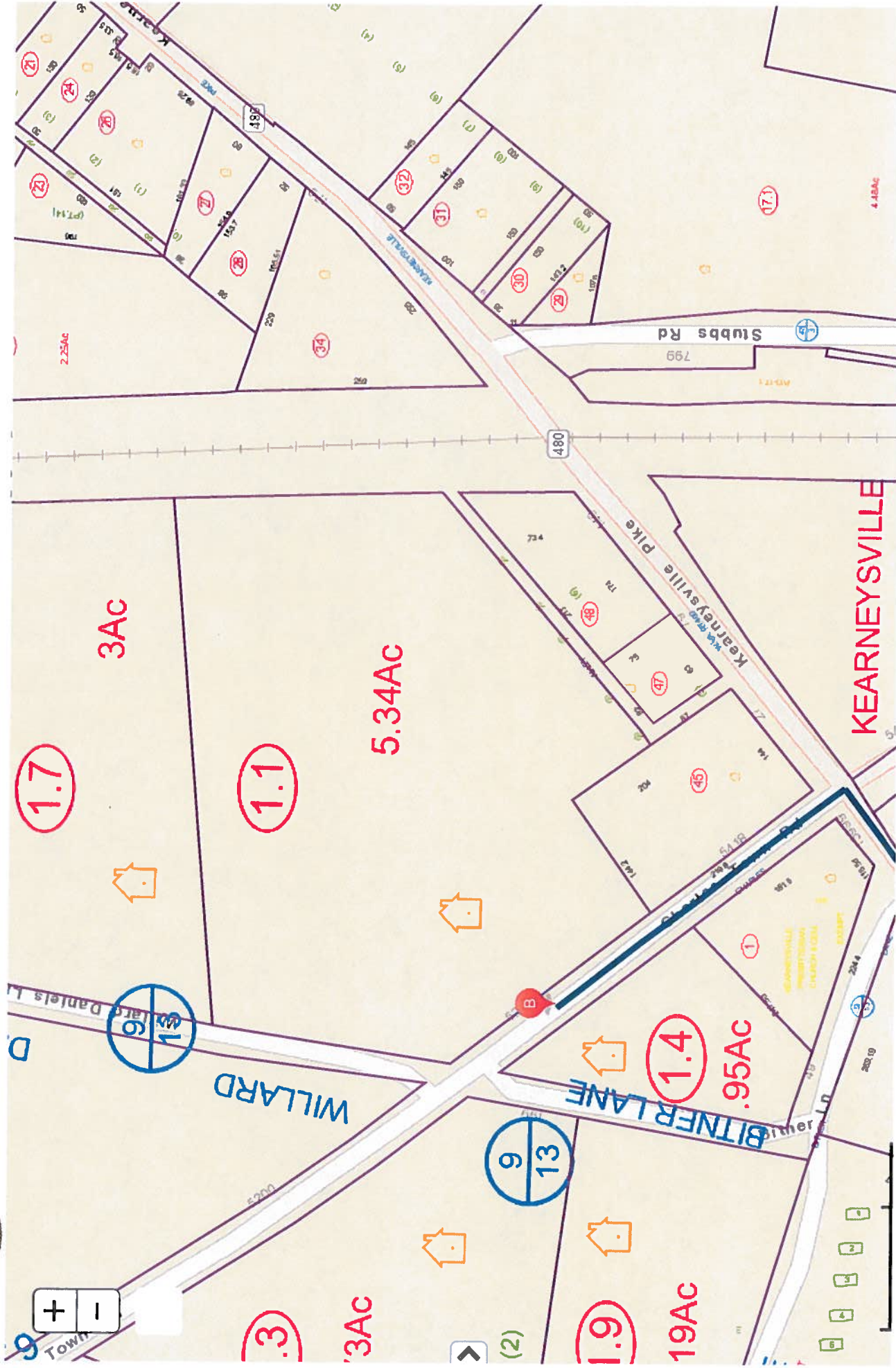
Tax Map Viewer





Jefferson County West Virginia

Tax Map Viewer





Jefferson County West Virgin

Tax Map Viewer

