



Jefferson County
Board of Zoning Appeals
Thursday, May 26, 2022 at 2:00 p.m.

Members
Tyler Quynn, Chair
Deirdre Catterton, Vice Chair
Matthew McKinney
Leeds Corbin
Steven Guier
Mikala Shremshock, Alternate

This meeting will be held both in-person and virtually via ZOOM, which may be accessed from a desktop, laptop, iPad, or from a phone. You will be prompted to download the software or the ZOOM app, where applicable.

In-person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (entrance on Samuel St.)
200 East Washington Street, Charles Town, WV 25414

ZOOM Meeting Information: Meeting ID: 873 5551 8431
Meeting Link: <https://us02web.zoom.us/j/87355518431>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kJyrf4SSH>

If you wish to participate virtually in public comment for one of the agenda items, please type your name and agenda item # in the chat function at the start of the meeting. Please mute yourself when you are not talking. When participating, please be mindful that your video is streaming to others.

All requests are pursuant to the Zoning & Land Development Ordinance.

Approval of Minutes: April 28, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-13-ZV – CONTINUED FROM THE APRIL 28, 2022 MEETING

Request: Variance from Section 9.7 to reduce the side setback along the southern property line from 15' to 3' for a 12' long deck; and to reduce the side setback along the northern property line from 15' to 6-inches for a 12' long deck with 8' long stairs.

Owner: Potomac Cottage / Robert Starkey

Parcel Info: 1523 Knott Road, Shepherdstown, WV,
Parcel ID: 09011A00360000; Size: .24 ac; Zoning District: Rural

ITEM #2 FILE #: 22-17-ZV

Request: Variance from Section 5.4B of the Zoning Ordinance, as amended on 11/07/02, to reduce the rear setback from 20' to 9' for a 10' x 10' deck expansion.

Owner: Ian Gibson-Smith

Parcel Info: Deerfield Village, Lot 3, 44 Blossom View Ct., Shepherdstown, WV
Parcel ID: 09014B00030000; Size: .26 ac; Zoning District: Rural

ITEM #3 FILE #: 22-18-ZV

Request: Variance from Section 9.7 to reduce the 6' side and rear setbacks down to 4' for a 40' x 24' detached garage with an attached 16' x 8' lean to.

Owner: Sharon Tennant

Parcel Info: Mecklenburg Heights, Lot 72, 323 Woodcock Ave., Shepherdstown, WV
Parcel ID: 09007C00070000; Size: .48 ac; Zoning District: Residential Growth

ITEM #4 FILE #: 22-19-ZV

Request: Variance from Section 10.7E.1 to waive the requirement of submitting written certification from the sign manufacturer verifying that the light intensity has been factory preset not to exceed the levels specified by the Zoning Ordinance, and that the intensity level is protected from end-user manipulation by password protected software or other appropriate methods for a proposed Electronic Sign. The applicant has represented that the sign will comply with the required brightness levels but that the sign manufacturer has been unable to provide the required certification.

Owner: Charles Town Lodge No. 948 Loyal Order of Moose, Inc

Applicant: Chad Bryan, Trustee

Parcel Info: 77 16th Ave, Ranson, WV, Parcel IDs: 02000700110005, 02000700110012, 02000700110013; Combined Acreage: ~ 12 acres; Zoning District: Industrial Commercial

ITEM #5 FILE #: 22-20-ZV

Request: Variance from Section 9.7 to reduce side setback from 15' to 1' along a platted 25' wide access easement for a 30' x 30' accessory structure (detached garage).

Owner: Daniel Derito

Parcel Info: 105 Burch Meadow Ln, Kearneysville, WV 25430

Parcel ID: 07002700040003; Size: 7.62 ac; Zoning District: Rural

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Discussion of the following pending lawsuits:
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: April 28, 2022

1. Variance from Section 9.6C & 9.7. Owner: T. & K. Staubs. File: 22-11-ZV.
2. Variance from Section 9.7. Owner: B. King. File: 22-12-ZV.
3. Variance from Section 9.7. Owner: Potomac Cottage/Starkey. File: 22-13-ZV.
4. Request for a CUP. Owner: J. Staubs. Applicant: Naille. File: 22-2-CUP.
5. Request for a CUP. Owner: T. & A. Fridley. File: 22-3-CUP.
6. Variance from Section 9.7. Owner: C. Ramey. File: 22-14-ZV
7. Variance from Appendix A. Owner: K. Petry. File: 22-15-ZV.
8. Variance from Section 4.11E. Owner: G. Chicchirichi. Applicant: Sheetz. File: 22-16-ZV.