



Jefferson County
Board of Zoning Appeals
Thursday, April 28, 2016, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Christy Huddle
Matt Knott
Ted Schiltz
Jeff Bresee, Alternate
Craig Foster, Alternate

The Jefferson County Board of Zoning Appeals will meet in the Charles Town Library Conference Room located at 200 East Washington Street, at the side entrance on Samuel Street, in Charles Town, West Virginia.

Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the February 25 and March 24, 2016 meetings.
2. Swearing in of members of the public intending to provide testimony.
3. Variance from Sections 4.11A.2, 4.11E and Appendix B to eliminate the landscaping, parking, drive aisle and building setback requirements for the interior lot line between Lots 2 & 3; and, to reduce the landscape buffer along the side of Lot 3 and the rear of Lots 2 and 3. Owner: Decker Holding, LLC. Applicant: Kubic Enterprises. Location: Lots 2 and 3, Burr Business Park, James Burr Blvd. District: 02; Map: 1; Parcels: 102 & 103; Total Size: 9.15 ac; Zone: IC; File: ZV16-07.
4. Variance from Section 5.7B to reduce the rear setback from 50' to 35' for the construction of 40' x 60' garage. Owner : Christopher & Victoria Dudash. Location: 444 Cattail Run Rd., Charles Town. District: 02; Map: 19; Parcel: 17.10; Size: 3 ac; Zone: R; File: ZV16-08.
5. Variance from Section 5.4B to reduce the rear setback from 20' to 10' to construct a deck. Owner : Yin Xu. Applicant: Brick Street Construction. Location: Beallair Subdivision, 33 Lousia Beall Ln., Charles Town. District: 04; Map: 10A; Parcel: 2; Size: .217 ac; Zone: RG; File: ZV16-09.
6. Director's Report.
 - a) Monthly Zoning Certificate Activity Report
7. Legal Update. Possible executive session on the follow pending lawsuits:
 - a) Whistling Farms Bed & Breakfast Litigation CA # 15-C-209
 - b) William Neufeld Pending Litigation CA #14-C-394
 - c) Shenandoah Air Conditioning & Heating Inc. Pending Litigation CA #15-P-73
8. Discussion with possible deliberative session and signing of draft findings/decisions.

Meeting Date: 12/10/15, 01/28/16 and 02/25/16 meetings. (*see agenda for full item description*)

 - a) Postponed from the 01/28/16 meeting. Variance request from Sec. 4.11A.2, 4.11E and App. B to remove the side and rear landscape/screening buffer for a private, commercial warehouse/garage. Owner: Daniel McGinn.