



Jefferson County
Board of Zoning Appeals
Thursday, December 8, 2016, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
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 November 10, 2016 meeting.
 2. Swearing in of members of the public intending to provide testimony.
 3. Request by David and Laura Humphreys for an eighteen (18) month extension of the approved Conditional Use Permit (CUP) for Whispering Wind Farms Bed and Breakfast (File #CP15-02), which is expiring on February 2, 2017. The approved CUP consists of a 3-unit (5 bedrooms) bed & breakfast with no proposed changes to the existing home. The proposal included five (5) parking spaces to utilize the existing driveway area and a 16 sq. ft. sign located at entrance of property. If granted, the CUP would expire on August 2, 2018. Property Owners: David and Laura Humphreys; Property location: 290 Falling Springs Rd, Shepherdstown, WV; Tax District: Shepherdstown (09); Map: 13; Parcel: 29.41; Zone: Residential Growth; Size: 20.21 acres; File: CP15-02.
 4. Variance from Section 9.7 to reduce the rear setback from 50' to 5' to allow for the construction of a new home outside of the floodway/floodplain areas. Property owner: Michael and Lori De Celie. Property location: Tulip Hill Subdivision, Lot G, John Rissler Road, Charles Town. District: Charles Town (02); Map: 22; Parcel: 32; Zone: Rural; Size: 2.109 ac; File: ZV16-25.
 5. Request for a Special Exception to operate a Rural Reception / Event Facility to host weddings, gatherings and agricultural & equestrian related functions up to 16/month. Events will be located inside a 40' x 72' barn, a 48' x 72' barn, and a 40' x 60' temporary tent. Grass parking for 140 vehicles is proposed. Anna and Jacob Binkley. Property location: 6229 Flowing Springs Road, Shenandoah Jct. District: Shepherdstown (09); Map: 20; Parcel: 4.1; Zone: Rural; Size: 47.374 ac; File: SE16-01.
 6. Zoning Administrator's Report.
 - a) Monthly Zoning Certificate Activity Report
 7. Legal Update.
 - a) Possible executive session on the follow pending lawsuits: None.
 - b) Discussion with possible deliberative session and signing of draft findings/decisions.
- Meeting November 10, 2016
- i. Variance request from Sec. 4.11A (includes reference to App B), Sec. 5.4D.2; and, App B by Bavarian Inn. File ZV16-23.