



Jefferson County
Board of Zoning Appeals
Thursday, January 12, 2017, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Matt Knott
Ted Schiltz
Jeff Bresee

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. Election of Officers.
 2. Approval of the minutes from the December 8, 2016 meeting.
 3. Appeal of the Zoning Administrator's determination by Thomas Hayden, President of the Runnymede Homeowners Association, to permit Lisa and James Boyer to operate a dog kennel (#ZC16-37) located at 5404 Kabletown Road in Charles Town, also designated as Parcel 7.10, on Map 5 in the Kabletown Tax District. The parcel will be approximately 57 – 59 acres after the applicant processes the required lot line adjustment (merger) from their adjoining property. The property is zoned Rural.
 4. Variance request by Kristen Stolipher with Gordon, on behalf of CTSS, LLC, property owner, from the following sections:
 - a. Section 4.11A.2 and Appendix B: To eliminate the required four (4) foot west side & rear property line parking setbacks and the 10 foot west side & rear property line landscape buffers; and,
 - b. Section 8.9A.10: To eliminate the required 50' landscape buffer when located within ½ mile of a controlled access highway.
 5. Variance from Section 5.7(b) to reduce the side setback from 12' to 10' to construct a 12' x 20' attached garage. Property Owners: Alex Arneson and Christina Firaben. Property Location: Briar Run Subdivision, Lot 2, 26 Bugs Court, Ranson, WV. District: Charles Town (02); Map: 4E; Parcel: 2; Size: .33 ac; Zone: Rural; File: ZV16-28.
 6. Zoning Administrator's Report
 - a. Monthly Zoning Certificate Activity Report
 7. Legal Update
 - a. Possible executive session on the follow pending lawsuits: None.
 - a. Discussion with possible deliberative session and signing of draft findings/decisions.
- Meeting December 8, 2016:
- i. Request by David and Laura Humphreys for an 18 month extension of the approved CUP for Whispering Wind Farms Bed and Breakfast (expiring on 02/02/17). File: CP15-02.
 - ii. Variance from Sec. 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. Owner: Michael and Lori De Celie. File: ZV16-25.
 - iii. Request for a Special Exception to operate a Rural Reception / Event Facility. Owners: Anna and Jacob Binkley. File: SE16-01.