



Jefferson County
Board of Zoning Appeals
Thursday, February 23, 2017, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Matt Knott
Ted Schiltz
Jeff Bresee
Deirdre Catterton, 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 pm 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 January 12, 2017 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request by Michael Witteried, applicant, from Section 9.7, Appendix A and B to reduce the building setbacks for a lot that is greater than 2 acres (40' Front, 15' Side and 50' Rear) to the setbacks required for a lot that is 40,000 square feet to 2 acres (25' Front, 12' Side and 12' Rear). Property Owners: Linda P. Conn & Marshall T. Campbell. Property Location: Properties located on the east & west side of War Admiral Blvd at its intersection with Currie Road. District: Charles Town (02); Map: 2; Parcel: 18.1; Size: 2.21; Zone: Rural; File: ZV17-01.
4. Zoning Administrator's Report
 - a. Monthly Zoning Certificate Activity Report
5. 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 January 12, 2017

- i. 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. File: AP16-02.
- ii. Variance request by CTSS, LLC, property owner, from Section 4.11A.2 & 8.9A.10 and Appendix B File: ZV16-27
- iii. Variance by Alex Arneson and Christina Firaben from Section 5.7(b). File: ZV16-28.

Minutes
Jefferson County Board of Zoning Appeals

- 1 Meeting Date: January 12, 2017
- 2 Meeting Location: Charles Town Library Conference Room
3 200 East Washington Street, Charles Town, West Virginia
- 4 Board members present: Tyler Quynn, Chair; Jeffery Bannon, Vice Chair; Matt Knott, Ted Schiltz,
5 and Jeff Bresee
- 6 Absent members: None
- 7 Staff members present: Alexandra Beaulieu, Zoning Administrator; Lydia Lehman, Assistant
8 Prosecuting Attorney; and, Jennilee Hartman, Zoning Clerk
- 9 All requests are pursuant to the Jefferson County Zoning and Land Development Ordinance.
- 10 Mr. Schiltz moved to call the meeting to order at 2:00 p.m. The motion carried unanimously.
- 11 Mr. Quynn explained to the public how the meeting would be conducted.
- 12 Ms. Hartman swore in members of the public who indicated they would be providing testimony.
- 13 1. Election of Officers for 2017.
- 14 Mr. Bannon nominated Mr. Quynn as Chair. Mr. Bresee seconded the motion. Hearing no other
15 nominations, Mr. Quynn called for a vote, which carried unanimously. Mr. Quynn accepted the
16 nomination.
- 17 Mr. Bresee nominated Mr. Bannon as Vice Chair. Mr. Schiltz seconded the motion. Hearing no
18 other nominations, Mr. Quynn called for a vote, which carried unanimously. Mr. Bannon
19 accepted the nomination.
- 20 2. Approval of the December 23, 2016 meeting minutes.
- 21 Mr. Bannon moved to approve the December 23, 2016 minutes. The motion carried four (4) in
22 support and one (1) abstention (Mr. Schiltz did not attend this meeting).
- 23 3. Appeal of the Zoning Administrator's determination by Thomas Hayden, President of the
24 Runnymede Homeowners Association, to permit Lisa and James Boyer to operate a dog kennel
25 (#ZC16-37) located at 5404 Kabletown Road, Charles Town. District: Kabletown (06); Map: 5;
26 Parcel: 7.10. The parcel will be approximately 57 – 59 acres after the applicant processes the
27 required lot line adjustment (merger) from their adjoining property. Property is zoned Rural.
- 28 Ms. Beaulieu explained the history of the Boyer's zoning certificate application, cited the
29 definition of Kennel and noted that a Kennel is listed as a principal permitted use in the Rural
30 District in Appendix C of the Zoning Ordinance. Ms. Beaulieu referenced an aerial photograph
31 from her staff report which showed that the proposed dog kennel appeared to meet the required
32 500' distance requirement (as found in Section 8.4 of the Zoning Ordinance). Mr. Schiltz asked
33 Ms. Beaulieu how the dog kennel would meet the noise restrictions required for cottage industry
34 operations. Ms. Beaulieu stated that the applicant agreed to conform to the applicable noise
35 standards and stated that all kennels would be located indoors. Mr. Bannon asked Ms. Lehman
36 if the Board could overturn the zoning administrator's determination regarding a principal
37 permitted use. Ms. Lehman advised against such a ruling.
- 38 Mr. Thomas Hayden represented the appeal on behalf of the Runnymede Homeowners
39 Association. Mr. Hayden expressed the HOA's concern regarding the proposed kennel.
40 Mr. Hayden asked if a principal permitted use was a fixed determination or if the land use was
41 open for discussion. Ms. Lehman explained that a permitted land use is permitted outright.

1 Mr. Hayden reiterated Mr. Schiltz' comments regarding the noise restrictions found in Section 4A
2 of the Zoning Ordinance for cottage industries. Mr. Hayden relayed to the Board his various
3 experiences with kennels and noted that they had allowed the dogs to relieve themselves at will,
4 which would permit the dogs to have access to the outdoors, thus allowing for the potential for
5 noise. Mr. Quynn informed Mr. Hayden that the purpose of the appeal was to argue why or how
6 the determination made by the zoning administrator was incorrect based on the Zoning Ordinance
7 regulations. Mr. Quynn clarified that the appeal was limited to whether the kennel was a
8 permitted land use, not, if the land use is appropriate in the proposed location. Mr. Hayden
9 acknowledged Mr. Quynn's review of the appeal process and thanked the Board for their time.

10 Mr. Paul Raco, consultant for Lisa and James Boyer, was present to address the Board. Mr. Raco
11 explained the kennel's entrance would be from Kabletown Road and not Mt. Hammond Road,
12 which is utilized by the Runnymede Subdivision. Mr. Raco noted that by processing as a cottage
13 industry the proposed structure would be restricted in size. Mr. Raco stated the structure's walls
14 and roof would be built with sound proofing materials. Mr. Raco noted that the property is a
15 working farm and that Ms. Boyer has historically taken care of animals. Ms. Lisa Boyer,
16 applicant, explained to the Board that she would walk the dogs as needed and that they would not
17 be free to roam outdoors, which would potentially alleviate any concern for frequent noise.

18 Mr. Bannon motioned to deny the appeal by Mr. Hayden on behalf of the Runnymede
19 Subdivision Homeowners Association based upon the fact that the appellant had not met the
20 burden of proof. Mr. Knott seconded the motion, which carried unanimously.

- 21 4. Variance request by Kristen Stolipher with Gordon, on behalf of CTSS, LLC, property owner,
22 from Section 4.11A.2 and Appendix B: To eliminate the required four (4) foot west side & rear
23 property line parking setbacks and the 10 foot west side & rear property line landscape buffers;
24 and, from Section 8.9A.10: To eliminate the required 50' landscape buffer when located within
25 ½ mile of a controlled access highway. Location: 107 Keyes Ferry Rd., Charles Town WV.
26 District: Charles Town (02); Map: 9; Parcel: 8.1; Size: 2.81 ac (current) .5 ac (proposed);
27 Zone: Residential-Light Industrial-Commercial; File: ZV16-27.

28 Ms. Kristen Stolipher was present to address the Board. Ms. Beaulieu provided the Board with a
29 brief overview from the staff report and addressed questions from the Board. Ms. Stolipher
30 explained the nature of the request to the Board and addressed their questions. Mr. Quynn
31 opened the public hearing. There was no public comment. Mr. Quynn closed the public hearing.
32 Mr. Knott moved to approve the above referenced request and stated that the applicant was
33 bound by their testimony. Mr. Bresee seconded the motion, which carried unanimously.

- 34 5. Variance from Section 5.7(b) to reduce the side setback from 12' to 10' to construct a 12' x 20'
35 attached garage. Owners: Alex Arneson and Christina Firaben. Location: Briar Run Subdivision,
36 Lot 2, 26 Bugs Court, Ranson, WV. District: Charles Town (02); Map: 4E; Parcel: 2; Size: .33 ac;
37 Zone: Rural; File: ZV16-28.

38 Mr. Brett Markee, contractor with Triple T Construction & Plumbing, LLC, was present to
39 address the Board. Ms. Beaulieu provided the Board with a brief overview from the staff report.
40 Mr. Quynn opened the public hearing. There was no public comment. Mr. Quynn closed the
41 public hearing. Mr. Schiltz moved to approve the above referenced request and stated that the
42 applicant was bound by their testimony. Mr. Quynn called for a vote, which carried unanimously.

1 6. Zoning Administrator's Report

2 a. Monthly Zoning Certificate Activity Report. This report was provided to the Board in the
3 mailed packet.

4 Ms. Beaulieu updated the Board on the status of the outstanding text amendments.

5 7. Legal Update

6 a. Possible executive session on the follow pending lawsuits: None.

7 b. Discussion with possible deliberative session and signing of draft findings/decisions.
8 Meeting December 8, 2016:

9 i. Request by David and Laura Humphreys for an 18 month extension of the approved
10 CUP for Whispering Wind Farms Bed and Breakfast (expiring on 02/02/17).
11 File: CP15-02.

12 ii. Variance from Sec. 9.7 to reduce the rear setback from 50' to 5' to allow for the
13 construction of a new home outside of the floodway/floodplain areas. Owner:
14 Michael and Lori De Celie. File: ZV16-25.

15 iii. Request for a Special Exception to operate a Rural Reception / Event Facility.
16 Owners: Anna and Jacob Binkley. File: SE16-01.

17 Ms. Lehman provided the Board with a draft copy of the Findings for each request. Mr. Quynn
18 will sign the Findings once the suggested edits are completed.

19 Mr. Schiltz moved to adjourn the meeting at 2:58 p.m. Mr. Quynn called for a vote, which
20 carried unanimously.

Staff Report
Jefferson County Board of Zoning Appeals Meeting
February 23, 2017

Witteried Variance Request (#ZV17-01)

RELEVANT INFORMATION:

1. PREVIOUS CASE HISTORY

As the applicant explained in his zoning variance request, the property was divided into two nearly equal lots by the West Virginia Division of Highways in order to construct War Admiral Boulevard. As part of the road construction, a 182' x 53' permanent drainage easement to allow for the installation of a drainage pipe was platted on Lot B (see staff's map below & applicant's sketch). While this division was done by the WV DOH it is not considered a legal subdivision by the Planning Commission and therefore cannot be considered two, legally separate parcels.

2. STAFF EVALUATION OF REQUEST

a. Summary of Request and Purpose of Ordinance Requirements

The combined acreage of the parcel is over 2 acres, which requires the following setback standards: 40' in the front; 15' on the side; and 50' in the rear. The request is for a reduction to the setback standards required for lots that are 40,000 sq. ft. – 2 acres: 25' Front, 12' Side, and 12' Rear.

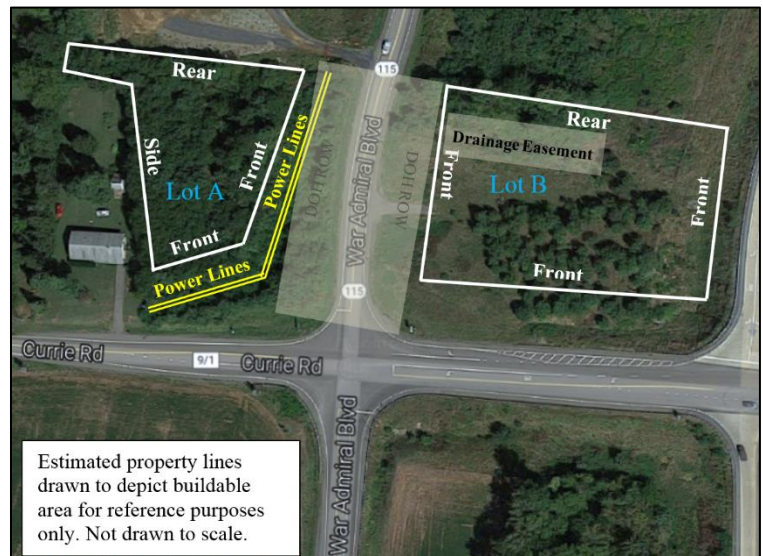
The purpose of the side and rear yard setback requirements is to reduce the impact that a land use might have on an adjacent property, to allow adequate space between a structure and a property line so that maintenance of the structure is feasible, to maintain adequate separation between structures for fire prevention purposes, and to allow room for utility easements.

b. Unique characteristics of property

As shown in the picture below, Lot A is densely wooded and contains existing power lines. While the Zoning Ordinance does not have any distance requirements from power lines or utility easements, structures are not permitted within the easement(s). Staff has drawn an estimated building envelope to depict an area that could potentially accommodate a prefabricated building, dependent upon the size of the structure.

Lot B contains a large drainage easement owned by the WV DOH. Due to the location of the drainage easement, and the fact that Lot B has three front lot lines (each requiring the requested 25' setback)*, the buildable area is limited and may not be able to accommodate development, even with the proposed reduced setbacks.

**Front Lot Line is defined as:
"The side or sides of an interior or through lot which abut a street. Front lot lines shall be measured from the Road Improvement Easement where one exists. For a property with a rear yard adjacent to a right-of-way designated as an alley, a rear yard setback shall apply."*

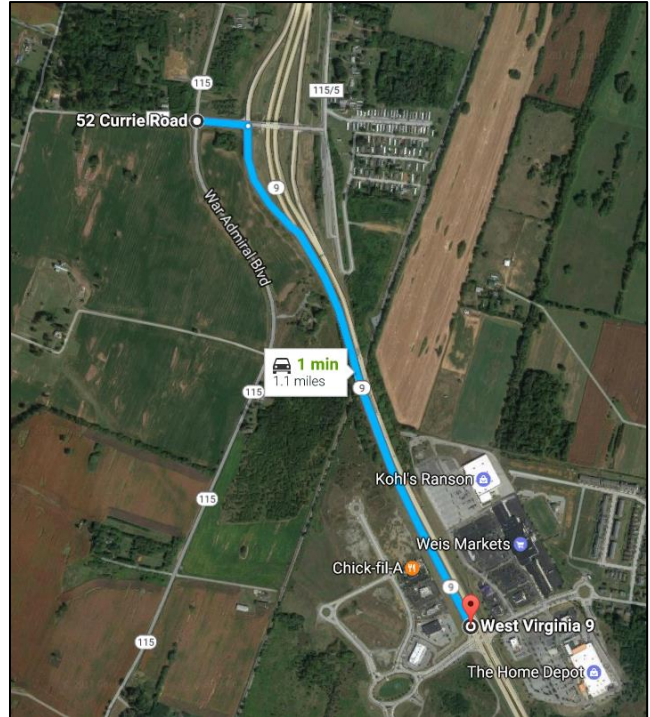


Staff Report
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February 23, 2017

Witteried Variance Request (#ZV17-01)

c. Character of area

The property is located at a major intersection, where Currie Rd and Rte 115 intersect. The surrounding properties are zoned Rural or have been annexed into the City of Ranson. It appears that the majority of the properties are currently residential or agricultural. Rte 9 runs parallel to Rte 115 (War Memorial Bld).



d. Impact on adjacent properties

Reducing the setbacks to a standard that is permitted for lots less than two acres would have minimal impact on adjacent properties. The property to the west of Lot A appears to have a house on it and would likely be impacted the most by the reduction. However, because this parcel has been divided by a road, Lots A and B, while not legally separate lots, each contain less than 2 acres and in essence, the reduced setbacks would still meet the intent of the Zoning Ordinance.

e. Feasibility of complying with the ordinance by other means

The setback standards for a lot over 2 acres assumes that the acreage is available consecutively and do not take into account unique scenarios of lots divided by roads. The installation of a road through the middle of the lot is not a self-imposed hardship. It may be possible to comply with the ordinance; however, the greater setback standard significantly limit the buildable area.

5. Conditions of Approval

Should the Board choose to approve this request, possible conditions of approval include:

- a) The variance applies only to residential structures.

SECTION OF ORDINANCE TO BE CONSIDERED:

Section 9.7 Other Exceptions³

For all lots that were approved with setbacks by the Planning Commission as part of the subdivision process prior to September 1, 1989, the setbacks and sizes shall be as established as a part of that process.

Setbacks are as follows in subdivisions for which no setback was stipulated previously by the Jefferson County Planning Commission as a part of the subdivision process:²³

Rural Agricultural and Industrial Commercial

Single Family Residences

Over 2 acres --	40' front,	15' side	and	50' rear
40,000 sq. ft. to 2 acres --	25' front,	12' side	and	12' rear



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning, and Zoning
Office of Planning and Zoning
 116 East Washington Street, P.O. Box 338
 Charles Town, WV 25414
 www.jeffersoncountywv.org

File Number: # ZV17-01
 Staff Initials: CPC
 Meeting Date: 02-23-17
 Fees Paid (\$100 or \$150): \$100.00

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Zoning Variance Request

Variations from the Zoning and Land Development Ordinance must comply with Article 8A-7-11 of the WV State Code. A variance is a deviation from the minimum standards of the ordinance and shall not involve permitting land uses that are otherwise prohibited in the zoning district, nor shall it involve changing the zoning classification of a parcel of land.

Property Owner Information

Name: Linda P. Conn and Marshall T. Campbell, Jr.
 Mailing Address: 2008 Earle Road, Charles Town, WV 25414
 Phone Number: (304) 270-0328 Email: _____

Applicant Contact Information

Name: Michael Witteried
 Mailing Address: 400 South George Street, Charles Town, WV 25414
 Phone Number: (304) 725-5675 Email: michael.witteried@frontiernet.net

Applicant Registered Engineer(s), Surveyor(s), or Consultant(s)

Name: Gary Frey Professional Land Surveyor
 Mailing Address: P.O. Box 1218, Harpers Ferry, WV 25425
 Phone Number: (304) 820-9331 Email: gfrey.surveyor@frontier.com

Physical Property Details

Physical Address: War Admiral Blvd. Map 19022001800010000
 City: Jefferson County State: WV Zip Code: 25438
 Tax District: Charles Town District 2 Map No: 2 Parcel No: 18.1 and P/O 18.1
 Parcel Size: 2.24 acre; 97,574 sqft (mod 02/08/07) Deed Book: 910 mod-1033 Page No: 53, mod-196

Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (IC)	Rural (R)	Residential-Light Industrial-Commercial (R-LI-C)	Village (V)	Neighborhood Commercial (NC)	General Commercial (GC)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Highway Commercial (HC)	Light Industrial (LI)	Major Industrial (MI)	Planned Neighborhood Development (PND)	Office/Commercial Mixed-Use (OC)
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECEIVED
 JAN 23 2017
 JEFFERSON COUNTY PLANNING,
 ZONING & ENGINEERING
 Place Received Date Stamp Here

On a separate sheet of paper, provide a sketch showing the shape and location of the lot indicating all roads, rights of way, and easements. Show the location of the intended construction or land use indicating building setbacks (i.e. the distance of the structure from all property lines), size, and height. Identify all existing buildings, structures, or land uses on the property. The sketch should show the full extent of the property. Sign and date the sketch.

Is there a Code Enforcement action pending in relation to this property? Yes No *Section 9.7, p107*

Reference the section of the Zoning Ordinance pertaining to this request: Section 5.8 Rural (R) District Appendix-A&B

Briefly describe the nature of the variance request:

- (1) 2.24-ACRE LOT is bifurcated by road, request each portion be considered less than 2-acre for setback requirements
- (2) East portion of lot abutts three streets. Determine Hwy-9 Exit Ramp (CONTROLLED ACCESS) be a side or rear yard for purpose of setback

If this request is for a setback variance, please check one of the following:

Front Setback Side Setback Rear Setback Reduction From >2-acre to <2-acre

Please explain why granting the variance will NOT adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents:

Lot portion 18.1 (East) plus Lot portion P/O 18.1 (West) are separated by a uncontrolled access road and each is less than 2-acres and appear for all practical purposes as separate lots. On Currie Road, the adjacent rural lot is less than 2-acres.

In what way does this request arise from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance?

To create Hwy-9 and War Admiral Blvd, the State of WV Highway Department dismembered a 7-acre lot and deeded back the residual property under project #U319-9-2.28, DCP-0042(17)C Parcel #6, Civil Action 04-C-193, recorded Book-Page 992-92,104. Additionally creating a Permanent Drainage Easement that further bifurcate the East lot

How will granting this variance eliminate an unnecessary hardship and permit a reasonable use of the land?

Adopting the smaller setbacks allowed for rural lots less than 2-acres will allow a planned prefabricated building to be placed without infringing upon the permanent drainage easement

How will granting this variance allow the intent of the Zoning Ordinance to be observed and substantial justice to be done?

For all practical purposes the bifurcation of an existing lot by a new road (War Admiral) created at least two completely separate portions of a slightly larger than combined 2-acre lot. Since the ordinance permits smaller setbacks for lots less than 2-acres so that they might be more suitable improved, approval will not injure any intent.

Original signature is required. If additional signatures are necessary, please attach a separate piece of paper.

By signing this application, I give permission for the Office of Planning and Zoning staff to walk onto the subject property, if necessary, in order to take photos for the Board of Zoning Appeals staff reports. The information given is correct to the best of my knowledge.

Linda P. Co 1/25/17
Signature of Property Owner Date

Arnold J. Lapell 1/25/17
Signature of Property Owner Date

Notification Requirements (to be completed by staff)

Notice of a public hearing for an appeal shall be advertised in a newspaper having general circulation in the County at least 15 days before the hearing. The subject property shall be posted conspicuously by a zoning notice no less than 28" x 22" in size, at least 15 days before the hearing (pursuant to the Zoning and Land Development Ordinance Section 3.4A(3)(b).

THURSDAY, FEBRUARY 23, 2017
Date of Public Hearing

FEBRUARY 08, 2017
Advertising Date

FEBRUARY 08, 2017
Placard Posting Date

PROBLEM: Property is bifurcated by:

- (1) War Admiral frontage road East & West lot portions
- (2) Permanent drainage Easement North & South lot portions

AT ISSUE: Rural land building setbacks.
Sign in
> 2-acre: 40-ft front, 15-ft side, 50-ft rear.
< 2-acre: 25-ft front, 12-ft side, 12-ft rear.
Front yard: any side abutting a street, and every lot must have at least one rear lot.

Hwy-9 Exit Ramp
From Martinsburg



VARIANCE REQUEST:

- (1) Consider West & East portions each as less than 2-acre for yard setbacks
- (2) East lot portion has only two front yards (War Admiral & Currie roads)

Hwy-9 Enter Ramp
Toward Homedepot

RECEIVED

JAN 23 2017

JEFFERSON COUNTY PLANNING,
ZONING & ENGINEERING

#ZV17-01



Jefferson County, West Virginia

Department of Engineering, Planning, and Zoning

Office of Planning and Zoning

116 East Washington Street, 2nd Floor

Charles Town, WV 25414

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Zoning Administrator's Report Board of Zoning Appeals Meeting February 23, 2017

1) LESA/Conditional Use and Cluster Subdivision Provision Modifications

- The County Commission requested a legal review the proposed amendment on February 2, 2017. We anticipate the document going back to the County Commission on March 2, but that is contingent upon legal having the time to review the document.

2) Additional Pending Zoning Ordinance and Subdivision Regulation Amendments

- **Mass Events Ordinance (#ZTA 14-02):**
 - a) The County Commission stated that they would revisit the Mass Event amendment after the current text amendment pertaining to LESA/CUP and cluster provisions has been approved.
- **Pending amendments:**
 - a) Historic Resource Demolition and Adaptive Reuse
 - i. HLC Board initiating draft text amendment. Staff working with Martin Burke to review and discuss the amendment. Mr. Burke indicated he would like to submit the draft before the Planning Commission after the first of the year. At this point, we are waiting for direction on ZTA16-01 pertaining to LESA/CUP and cluster provisions.
 - b) Parking Standards
 - i. Staff intending to submit a draft to the Planning Commission following direction on ZTA16-01 pertaining to LESA/CUP and cluster provisions.
 - c) Landscape Standards
 - i. Staff intending to submit a draft to the Planning Commission following direction on ZTA16-01 pertaining to LESA/CUP and cluster provisions.
 - d) Signage
 - i. Staff intending to submit a draft to the Planning Commission following direction on ZTA16-01 pertaining to LESA/CUP and cluster provisions.

3) Upcoming BZA meeting

- Next Regular Meeting: **March 23, 2017** (deadline for submissions: Friday, February 24, 2017)



JEFFERSON COUNTY, WEST VIRGINIA

Office of Planning and Zoning

116 East Washington Street, 2nd Floor

P.O. Box 716

Charles Town, West Virginia 25414

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Fax: (304) 728-8126

MEMORANDUM

TO: Board of Zoning Appeals Members
CC: Engineering & Building Permits Offices
FROM: Alexandra Beaulieu, Zoning Administrator
DATE: February 17, 2017
SUBJECT: February Zoning Certificate Activity Report

ISSUED ZONING CERTIFICATES

#ZC16-46 CHURCHWELL ADCOCK, LLC / CONTACT: DANIEL ADCOCK – OWNER
CORNERSTONE LAWN SERVICES – APPLICANT

Issuance Date: January 12, 2017
Proposed Use: Landscaping Business and Accessory Storage, light Retail Sales.
Physical Location: 25 Troy Drive, Unit 101; Charles Town, West Virginia 25414
Zone: Residential-Light Industrial-Commercial

#ZC16-47 CHURCHWELL ADCOCK, LLC / CONTACT: DANIEL ADCOCK – OWNER
DRIVE PROS – APPLICANT

Issuance Date: January 13, 2017
Proposed Use: Auto Sales and Service
Physical Location: 25 Troy Drive, Unit 100; Charles Town, West Virginia 25414
Zone: Residential-Light Industrial-Commercial

#ZC17-02 JAY CAMERON CLEMENS & CAROLYN DER SEEN,
TRUSTEES OF THE CLEMENS & SEEN LIVING TRUST – OWNERS
JAY CLEMENS & PAUL RACO, CONSULTANT – APPLICANTS

Issuance Date: January 13, 2017
Proposed Use: Receptions, Ceremonies, Day Retreats and Gatherings, Charity Runs, Benefits, Dances/Proms, etc. at Wild Goose Farm.
Physical Location: 2935 Shepherd Grade Road; Shepherdstown, West Virginia 25443
Zone: Rural

PENDING ZONING CERTIFICATES

#ZC17-03 MATT KNOTT, RIVER RIDERS INC, HARPERS FERRY HOLDINGS INC - OWNERS
PAUL J. RACO w/ P.J. RACO CONSULTING, LLC – CONSULTANT

Issuance Date: TBD
Proposed Use: Commercial Helipad: tourism operation to existing approved Recreation
Adventure Park. Helicopter will be coming from Hagerstown to pick up
clients to tour the area. Helicopter will not be stored onsite.
Physical Location: 408 Alstadts Hill Road; Harpers Ferry, West Virginia 25425
Zone: Residential-Light Industrial-Commercial

#ZC17-04 RAI PROPERTIES, LLC – OWNER
SECOND IMPRESSIONS BOUTIQUE LLC / CONTACT: ASHLEY ZIMMERMAN –
APPLICANT

Issuance Date: TBD
Proposed Use: Change in Tenant. Consignment Shop.
Physical Location: 43 Ruland Road; Suite F; Kearneysville, West Virginia 25430
Zone: Industrial-Commercial

#ZC17-05 WV 340 LLC c/o UNIWEST COMMERCIAL REALTY – OWNER
BPIZZA OF WEST VIRGINIA / CONTACT: LEE GARVIN – APPLICANT

Issuance Date: TBD
Proposed Use: Change in Tenant. Pizza Restaurant to include indoor and outdoor
(patio) dining and carry-out.
Physical Location: 71 Jefferson Crossing Way, Suite F Charles Town, WV 25414
Zone: Residential- Light Industrial-Commercial

DENIED ZONING CERTIFICATES

#ZC17-01 TIMOTHY JOHNSON – OWNER/APPLICANT

Denied Date: January 05, 2017
Proposed Use: Antique Shop and Information Center; Not permitted in zone as proposed
Physical Location: 7279 Queen Street; Kearneysville, West Virginia 25414
Zone: Village
