



**Jefferson County**  
**Board of Zoning Appeals**  
**Thursday, July 27, 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 June 22, 2017 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request from Section 9.7 and Appendix A to reduce the front setback from 20' to 12' along both South King Street and the unimproved portion of Fairmont Avenue to allow for the construction of a new home. Property Owner: Bernard DeMartini and Terry Tucker. Location: Vacant lot on the corner of South King St. and unimproved Fairmont Ave. Shepherdstown, WV. Tax District: Shepherdstown (09); Tax Map: 8B; Parcel: 41; Size: .196 acres; Zone: Residential Growth. File: ZV17-13.
4. Zoning Administrator's Report
  - a. Monthly Zoning Certificate Activity Report
5. Legal Update
  - a. Possible executive session on the following pending lawsuits: None.
  - b. Discussion with possible deliberative session and signing of draft findings/decisions.

Meeting June 22, 2017

- i. Variance from Section 4.11A(1) & 4.11D and Appendix B. Owner/Applicant: Dr. Craig Bush, Pastor, Grace Baptist Church. File: ZV17-10.
- ii. Variance from Sec. 5.4(B) [of the Zoning and Land Development Review Ordinance, as amended 11/07/02] Owner: Collis Holdings, LLC and F Squared, LLC. File: ZV17-11.
- iii. Variance from Section 9.7. Owner: Patricia Dunn. File: ZV17-12.
- iv. Request by applicant, The Middleway Conservancy Association Inc., for a Seasonal Use Permit for "Reenactment of the Battle of Smithfield Crossing" to operate from September 8-10, 2017. File: SU17-01(A – I).



Minutes  
Jefferson County Board of Zoning Appeals

1 Meeting Date: June 22, 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; Jeffrey Bannon, Vice Chair; and Jeff Bresee.

5 Absent members: Matt Knott and Ted Schiltz (with notification)  
6 Deirdre Catterton, Alternate (without notification)

7 Staff members present: Alexandra Beaulieu, Zoning Administrator; Nathan Cochran, 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. Bannon 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 1. Approval of the May 25, 2017 meeting minutes.

13 Mr. Bresee moved to approve the May 25, 2017 minutes. Mr. Quynn called for a vote, which  
14 carried unanimously.

15 2. Ms. Hartman swore in members of the public who indicated they would be providing testimony.

16 3. Variance request from the following requirements to allow for the construction of a new church:

17 a. Section 4.11A(1) & 4.11D: to allow the existing parking & access drive to remain within  
18 the 50' unscreened green space buffer yard along the eastern boundary; and,

19 b. Appendix B: to reduce the western side setback from 50' to 15' for Phases 1 and 2 of the  
20 church building.

21 Owner/Applicant: Dr. Craig Bush, Pastor, Grace Baptist Church. Location: 4272 Charles Town  
22 Road, Kearneysville; District: Middleway (07); Map: 2; Parcel: 2.6; Size: 3.917 acres;  
23 Zone: Rural; File: ZV17-10.

24 Ms. Lisa McCauley, representative with Allegheny Surveys, and Dr. Craig Bush, Pastor with  
25 Grace Baptist Church, were present to address the Board. Ms. Beaulieu delivered an overview  
26 of the staff report and addressed questions from the Board. Ms. McCauley provided the Board  
27 with letters of support from the surrounding property owners. Ms. McCauley briefly explained  
28 the nature of the request to the Board noting that the church wished to retain some of the  
29 existing parking and the storm water management pond from the previous land use, which  
30 was Walls Nursery. Dr. Bush explained that the church would save money by utilizing the  
31 existing infrastructure. Mr. Quynn opened the public hearing. There was no public comment.  
32 Mr. Quynn closed the public hearing.

33 Mr. Bresee moved to approve the variance request from Sections 4.11A(1), 4.11D, and  
34 Appendix B. Mr. Bannon seconded the motion, which carried unanimously.

35 4. Variance request from Section 5.4(B) [of the Zoning and Land Development Review Ordinance,  
36 as amended 11/07/02] to reduce the rear setback from 20' to 8' to construct a 12' x 12' deck.

37 Owner: Collis Holdings, LLC and F Squared, LLC. Location: Deerfield Village, Lot 46,  
38 Deerfield Village Dr., Shepherdstown; District: Shepherdstown (09); Map: 14B; Parcel 46;  
39 Size: .239 acres; Zone: Rural; File: ZV17-11.

1 Mr. Joseph Collis, property owner, was present to address the Board. Ms. Beaulieu delivered  
2 an overview of the staff report informing the Board that the recorded final plat included a note  
3 which stated, "Although this subdivision is in technical compliance with Jefferson County  
4 Land Development Ordinance, several lots have geometry that may limit future construction  
5 of decks, pools, sheds, and other accessory structures." Mr. Collis briefly explained the nature  
6 of the request to the Board noting that he owned the adjacent vacant parcels and stated that he  
7 believed having a larger deck would help maintain the property value. Mr. Collis addressed  
8 questions from the Board. Mr. Quynn opened the public hearing. There was no public  
9 comment. Mr. Quynn closed the public hearing.

10 Mr. Bannon moved to approve the variance, which carried unanimously.

11 5. Variance request from Section 9.7 to reduce the rear setback from 50' to 30' for a 30' x 45'  
12 accessory structure. Owner: Patricia Dunn. Location: 923 Gardners Ln, Shepherdstown;  
13 District: Shepherdstown (09); Map: 17; Parcel: 1; Size: 2.5 ac; Zone: R; File: ZV17-12.

14 Mr. Gary Dunn, husband of the property owner, was present to address the Board. Ms. Beaulieu  
15 delivered an overview of the staff report informing the Board that compliance with the Ordinance  
16 was feasible; however, there were several features on the property which limited the buildable  
17 area. Ms. Beaulieu further stated that the adjacent parcel was over 200 acres and therefore did not  
18 believe granting the request would adversely impact the neighbor. Mr. Dunn addressed questions  
19 from the Board. Mr. Quynn opened the public hearing. There was no public comment. Mr. Quynn  
20 closed the public hearing.

21 Mr. Bresee moved to approve the variance, which carried unanimously.

22 6. Request by applicant, The Middleway Conservancy Association Inc., for a Seasonal Use Permit  
23 for "Reenactment of the Battle of Smithfield Crossing" to operate from September 8-10, 2017.  
24 The event is to consist of a reenactment of civil war camp life, drills, educational activities and  
25 public parking. Property and event information as follows: **SU17-01A:** William & Linda Chappell:  
26 military drills & educational activities, reenactment; 175 East St., Kearneysville; D: 07; M: 22B;  
27 P: 28; Size: .89 ac; Z: R & V; **SU17-01B:** Daniel & Anne Bowers: Reenactor parking; encampment  
28 of 20 cavalry reenactors with horses, and educational activities; 272 Mason Farm Dr., Kearneysville;  
29 D: 07; M: 22; P: 12.9; Size: 7.75 ac; Z: R; **SU17-01C:** Dorothea DeHart: military drills & educational  
30 activities; reenactment of the battle 207 East St., Kearneysville; D: 07; M: 22B; P: 29 & 20; Size: 2.17  
31 ac & .53 ac; Z: R & V; **SU17-01D:** Grace Episcopal Church: information center; living history  
32 exhibits; educational activities; 112 East St., Kearneysville; D: 07; M: 22A; P: 70; Size: .33 ac; Z: V;  
33 **SU17-01E:** Carmen Quinones: encampment of 150 reenactors; military drills & equipment; civil war  
34 camp life & reenactment; 7513 Queen St., Kearneysville; D: 07; M: 22A; P: 18; Size: 2.45 ac; Z: V;  
35 **SU17-01F:** James Stickles: Reenactor (50 cavalry) encampment with horses; military drills &  
36 equipment; civil war camp life; 7316 Queen St., Kearneysville; D: 07; M: 22A; P: 61; Size: 2.6 ac;  
37 Z: V; **SU17-01G:** Timothy Johnson: exhibition of Middleway/Smithfield records & artifacts;  
38 7279 Queen St., Kearneysville; D: 07; M: 22A; P: 33; Size: .266 ac; Z: V; **SU17-01H:** Middleway  
39 United Methodist Church Trustees: living history interpretations; educational activities; 328 King St.,  
40 Kearneysville D: 07; M: 22A; P: 19; Size: .67 ac; Z: V; **SU17-01I:** Middleway United Methodist  
41 Church Trustees: spectator parking; 7437 Queen St. Kearneysville; D: 07; M: 22A; P: 44; Size: .33 ac;  
42 Z: V; Files: SU17-01(A – I).

43 Mr. William Chappell, representative with the Middleway Conservancy, was present to address  
44 the Board. Ms. Beaulieu presented her staff report to the Board. Mr. Chappell described the nature  
45 of the event to the Board and explained that they would not be utilizing cannons as part of the

1 reenactment this year as they were found to be disruptive during last year's event. Mr. Chappell  
2 provided an additional 10 letters of support from the surrounding property owners. Mr. Chappell  
3 stated that he had notified the West Virginia Division of Highways (WVDOH), the Jefferson  
4 County Health Department, and the Jefferson County Sheriff's Office of the event. Noting the  
5 success of the previous year's event, Mr. Chappell explained the event would be larger this year,  
6 with additional participants in period costume. Mr. Quynn opened the public hearing. There was  
7 no public comment. Mr. Quynn closed the public hearing.

8 Mr. Quynn moved to approve the requested Seasonal Use Permit applications for the properties  
9 listed in files SU17-01 (A-I) contingent upon the applicant receiving a zoning certificate, and  
10 submitting proof of liability insurance for the event, as well as receiving approvals from the WV  
11 Division of Highways, the Jefferson County Health Department, and the Jefferson County  
12 Sheriff's Office. Mr. Bresee seconded the motion, which carried unanimously.

13 7. Zoning Administrator's Report

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

16 Ms. Beaulieu reported on the status of pending text amendments and stated the next BZA  
17 meeting was on July 27, 2017.

18 8. Legal Update.

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

20 b. Discussion with possible deliberative session and signing of draft findings/decisions.

21 Meeting April 27, 2017

22 i. Variance from Section 9.7. Owner: David Young. File: ZV17-04.

23 ii. Request for a CUP for a Popeye's. Owner: Sharp Best & Brown LLC. File: CUP17-01.

24 Mr. Cochran provided the Board with a draft copy of the Findings for each request.

25 Mr. Bannon moved to adjourn the meeting at 2:46 p.m. Mr. Quynn called for a vote, which carried  
26 unanimously.





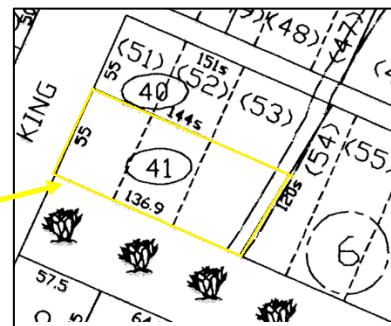
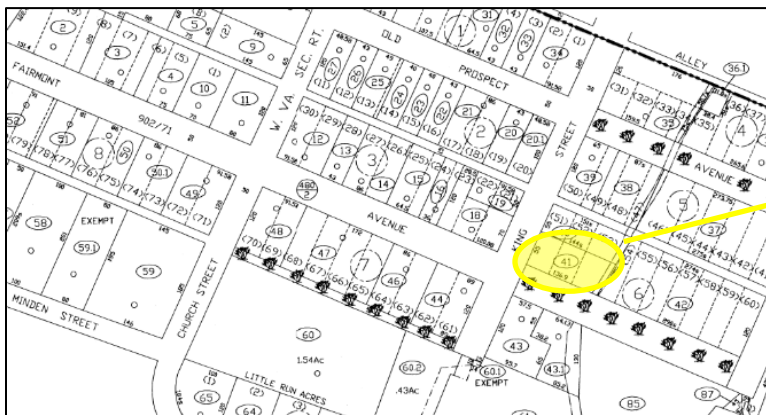
Staff Report  
Jefferson County Board of Zoning Appeals Meeting  
July 27, 2017

**DeMartini & Tucker Variance Request (#ZV17-13)**

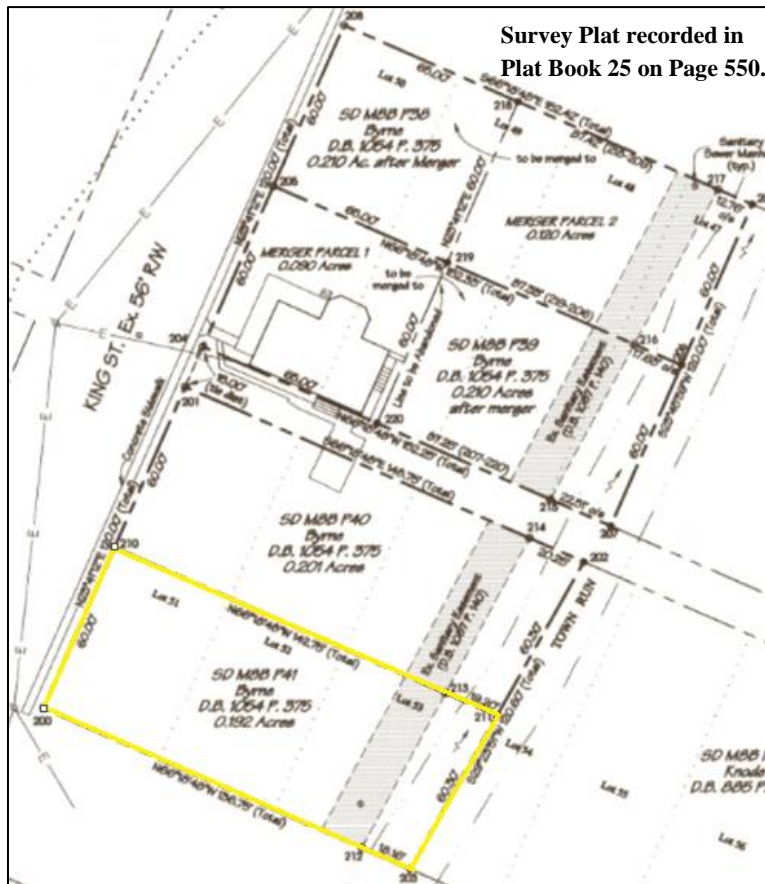
b. Unique characteristics of property

The subject parcel was originally designated as Lots 51-53, within Block 6 of Trussell's Addition outside of the Shepherdstown city limits. The original configuration of this parcel was created prior to the adoption of subdivision and zoning standards (circa 1892). Since the original subdivision took place, the property has been reconfigured in such a way that the lot has two fronts, one along South King Street and the other along the unimproved Fairmont Ave.

The entirety of the subject parcel was previously platted within Flood Zone A; however, the property owner processed a Letter of Map Amendment (LOMA) on May 11, 2017, which removed the property from the delineated flood zone.



**Dotted lines represent previous configuration.**



**Survey Plat recorded in Plat Book 25 on Page 550.**

Staff Report  
 Jefferson County Board of Zoning Appeals Meeting  
 July 27, 2017

**DeMartini & Tucker Variance Request (#ZV17-13)**

c. Impact on adjacent properties

A front setback reduction from 20' to 12' would likely have minimal impact on the neighbors. While Fairmont Ave. appears to be unimproved, there is at least one residence that utilizes it as an access (yellow star). Due to the location of existing easements, access for any future development of the surrounding properties would most likely be from S. Princess Street as opposed to Fairmont Ave.

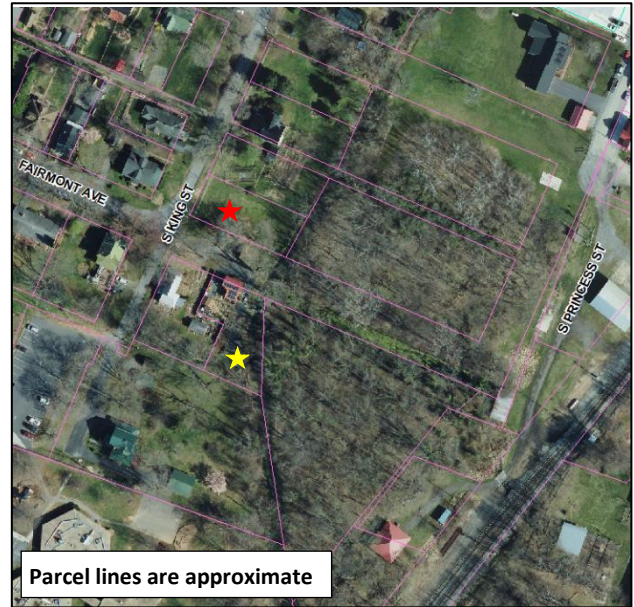
d. Feasibility of complying with the ordinance by other means

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e. Conditions of Approval

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

1. No conditions of approval have been identified.



**SECTION OF ORDINANCE TO BE CONSIDERED:**

**Section 9.7 Other Exceptions<sup>3</sup>**

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:<sup>23</sup>

Residential Growth District<sup>23</sup>

Single Family Residences

Over 40,000 square feet -- 25' front, 12' side and 12' rear

30,000 sq. ft. to 40,000 sq. ft.-- 20' front, 10' side and 12' rear

Under 30,000 square feet -- 20' front, 8' side and 12' rear

**APPENDIX A: RESIDENTIAL SITE DEVELOPMENT STANDARDS TABLE<sup>27,32</sup>**

Zoning District	Land use	Land Use Subtype	Min Lot Area (MLA) sq. ft.**	Area per Dwelling Unit (ADU) sq. ft.	Min Lot Width	Max Building Height*	Setbacks				Parking/ Drive Aisle Setbacks	Screened Buffers Sec. 4.11
							Front	Side	Street Side	Rear		
Residential Growth (RG)	Single Family Detached Dwelling	Public/Central water and sewer	6,000	10,000	N/A	40	25	12	15	20	N/A	N/A
		Public/Central water or sewer	20,000	N/A	N/A	"	"	"	"	"		
		No Public/Central water or sewer	40,000	N/A	N/A	"	"	"	"	"		
	Small Lot Single-Family Detached Dwelling	Public/Central water and sewer	3,200	7,500	35	40	20****	5	10	20	12 side 15 front 15 rear	12 side 15 front 15 rear
	Duplex Dwelling Unit	Public/Central water and sewer	3,200	7,500	N/A	40	25	15**	15	20		
		Public/Central water or sewer	N/A	10,000	N/A	"	"	"	"	"		
	Townhouse Dwelling	Public/Central water and sewer	1,400	3,500	N/A	40	25	12**	15	20		
	Multi-Family Dwelling (See Section 4.12)	Public/Central water and sewer	20,000	2,000	N/A	40	25	12**	15	30		
	Single-Family Dwelling with setbacks not previously stipulated by Planning Commission	Over 40,000 sq. ft.	N/A	N/A	N/A	40	25	12	8	12	N/A	N/A
		30,000 sq. ft. to 40,000 sq. ft.	N/A	N/A	N/A	40	20	10	8	12		
Under 30,000 sq. ft.		N/A	N/A	N/A	40	20	8	8	12			





**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: #ZV17-13  
 Staff Initials: rlg  
 Meeting Date: 07-27-17  
 Fees Paid (\$100 or \$150): 100.

Email: [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Phone: (304) 728-3228

**Zoning Variance Request**

*Variances 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: Bernard A. DeMartini and Terry A. Tucker  
 Mailing Address: P.O. Box 1410 Shepherdstown, WV 25443  
 Phone Number: 304-876-3552 Email: bdemartini2@email.com

**Applicant Contact Information**

Name: Bernard A. DeMartini  
 Mailing Address: - same as above -  
 Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: Berry Surveying Associates  
 Mailing Address: P.O. Box 1090 Martinsburg, WV 25402  
 Phone Number: 304-267-8216 Email: bsa699@yahoo.com

**Physical Property Details**

Physical Address: South King Street and unimproved Fairmont Avenue  
 City: Shepherdstown State: WV Zip Code: 25443  
 Tax District: Shepherdstown Map No: 8-B Parcel No: 41 41  
 Parcel Size: 0.196 acre Deed Book: 1185 Page No: 744

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RECEIVED**

**JUN 28 2017**

JEFFERSON COUNTY PLANNING,  
 ZONING & ENGINEERING  
Place Received Date Stamp Here

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"/>

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

Reference the section of the Zoning Ordinance pertaining to this request: Section 9.7 + App. A ght 7/10/17

Briefly describe the nature of the variance request:

to reduce the setback along unimproved Fairmont Avenue from twenty feet to twelve feet and to reduce the setback along South King Street from twenty feet to twelve feet.

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

Front Setback  Side Setback  Rear Setback  Reduction From 20 feet to 12 feet

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:

adjacent property owners are on the other side of South King Street or unimproved Fairmont Avenue. granting the variance will move the house further away from North property boundary.

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?

the existing houses on our side of South King Street are closer to the street and we would like a 7 foot front porch. also, our 33 foot wide house will be too close to our North side neighbor.

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

granting the unimproved Fairmont Avenue variance will enable us to locate the house in the middle of the lot rather than near our North neighbor's property with its shrubbery and structures.

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

our house will be more in line with existing houses along South King Street (front setback variance) and the house will be in the middle of the lot further away from our North boundary neighbor.

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.

Bernard DeMartini 6/28/17  
Signature of Property Owner Date

Terry A. Tucker  
Signature of Property Owner Date 6-28-17

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 July 27, 2017 @ 2:00 pm  
Date of Public Hearing

WEDNESDAY  
July 12, 2017  
Advertising Date

WEDNESDAY  
July 12, 2017  
Placard Posting Date

Parcel 41  
 Map 8-B  
 deed book 1185  
 Page 744

WV GRID NORTH  
 (NAD 83)  
 JUNE 22, 2011

KING ST. 56' R/W ASPHALT

RECEIVED

JUN 28 2017

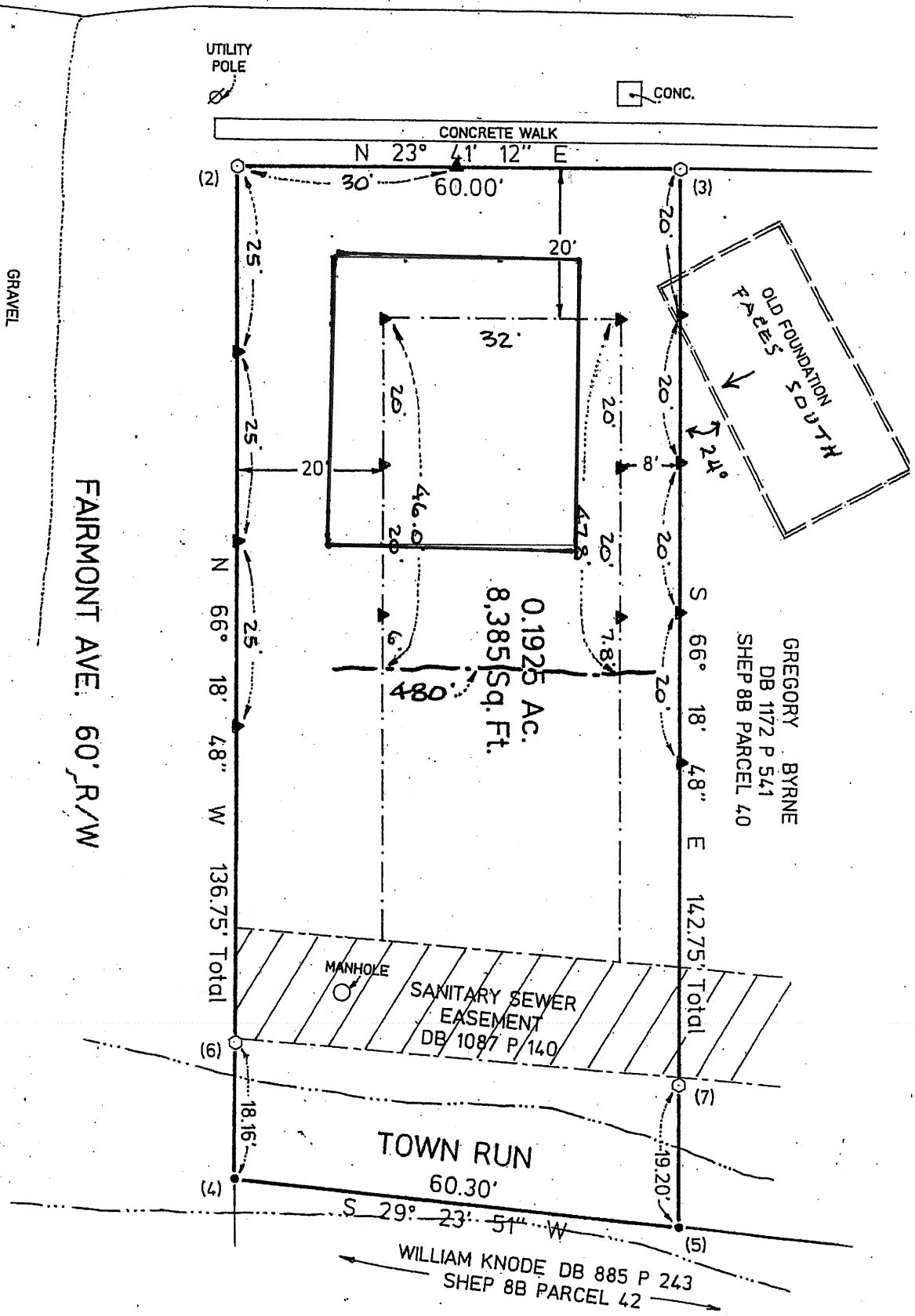
JEFFERSON COUNTY PLANNING,  
 ZONING & ENGINEERING

Bernard DeMartini  
 6/28/17

PROJECT 17-03-01

SCALE 1" = 20'  
 MARCH 31, 2017

▲ = SPIKE & WOOD STAKE (SET)







# Jefferson County, West Virginia

Department of Engineering, Planning, and Zoning

Office of Planning and Zoning

116 East Washington Street, 2<sup>nd</sup> Floor

P.O. Box 716

Charles Town, WV 25414

Email: [zoning@jeffersoncountyvzw.org](mailto:zoning@jeffersoncountyvzw.org)

Phone: (304) 728-3228

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## Zoning Administrator's Report Board of Zoning Appeals Meeting July 27, 2017

### 1) 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. On July 11 the Planning Commission held a Public Hearing on the HLC's DRAFT Historic Preservation text amendment. Staff also proposed additional edits to Section 5.10, Village District. Public comment will remain open for two weeks until July 25. The Planning Commission will review all comments received at their August meeting.
  - b) Parking Standards
    - i. Staff has begun drafting an amendment and intends to submit to the Planning Commission this summer.
  - c) Landscape Standards
    - i. Staff will begin drafting an amendment to submit to the Planning Commission this summer.
  - d) Signage
    - i. Staff will begin drafting an amendment to submit to the Planning Commission this summer.

### 3) Upcoming BZA meeting

- Next Regular Meeting: **August 24, 2017** (deadline for submissions: Friday, July 28, 2017)





# JEFFERSON COUNTY, WEST VIRGINIA

## Office of Planning and Zoning

116 East Washington Street, 2<sup>nd</sup> Floor

P.O. Box 716

Charles Town, West Virginia 25414

Email: [zoning@jeffersoncountywv.org](mailto: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: July 19, 2017  
SUBJECT: July Zoning Certificate Activity Report

#### ISSUED ZONING CERTIFICATES

- 
- #ZC17-21 Paul Wells, SUSO 2 Alabama, LP, Owner / Lynette White, Wholesale Fireworks, Applicant  
Issued: June 14, 2017  
Proposal: Temporary sale of fireworks in 30' x 50' tent. Date: 06/18 – 07/04/17. Time: 9:00 a.m.-10:00 p.m. Remove by 07/07/17  
Location: 96 Patrick Henry Way; Charles Town, West Virginia 25414  
Zone: Residential-Light Industrial-Commercial
- 
- #ZC17-06 Peter S. Corum, Owner / Core Mortgage Services, LLC, Applicant  
Issued: June 22, 2017  
Proposal: Professional Office / Mortgage Services Office  
Location: 3988 Kearneysville Pike; Shepherdstown, WV 25443  
Zone: Neighborhood Commercial
- 
- #ZC17-22 Sebbahi Real Estate, Owner / Todd Lewis, Custom Home Solutions, Applicant  
Issued: July 05, 2017  
Proposal: Outdoor Retail Sales of backyard accessories (ie: sheds, swings, playhouses, etc.)  
Location: 99 Cary Lu Circle; Harpers Ferry, West Virginia 25425  
Zone: Residential- Light Industrial-Commercial
- 
- #ZC17-23 Rodney Kidwell, Owner / Jill Smith & Sharlene Harris, Behind the Vintage Door, Applicants  
Issued: July 05, 2017  
Proposal: Vintage Antique Furniture and Home Décor Shop  
Location: 35 Halltown Road; Harpers Ferry, West Virginia 25425  
Zone: Residential- Light Industrial-Commercial
- 
- #ZC17-17 David Leonard, Shenandoah Professional Center, Owner / Jittisak Phakam, Applicant  
Issued: July 07, 2017  
Proposal: Change in Tenant. Sale of BBQ in existing commercial parking lot.(Previous: ZC12-17)  
Location: 36 Bakerton Road; Harpers Ferry, West Virginia 25425  
Zone: Industrial-Commercial
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**ISSUED ZONING CERTIFICATES**

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#ZC17-24 James, Gibson, Owner

Issued: July 07, 2017

Proposal: Accessory Agricultural Dwelling Unit

Location: 201 Needwood Farm Lane; Harpers Ferry, West Virginia 25425

Zone: Rural

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**EXPIRED ZONING CERTIFICATES**

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#ZC17-05 Michael Collier & Linda Lyson, WV 340 LLC, Owner / Lee Garvin, BPizza (of WV), Applicant

Issued: Expired

Proposal: Change in Tenant. Pizza Restaurant to include indoor/outdoor dining and carry-out.

Location: 71 Jefferson Crossing Way, Suite F Charles Town, WV 25414

Zone: Residential- Light Industrial-Commercial

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