



**Jefferson County**  
**Board of Zoning Appeals**  
**Thursday, September 28, 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 July 27, 2017 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance from Section 5.4(b) to reduce the front setback for the townhome lots from 25' to 10' along a one-way alley (Clover Lea Way). Owner: Beallair Homes, LLC. Location: Beallair Subdivision, Lots 50 – 67 fronting on Lewis Washington Dr. & Claymont Hill St. & utilize Clover Lea Way for their access. District: Harpers Ferry (04); Map: 10A; Parcel: RESB / 50; Combined acreage: ~3.00 ac; Zone: Residential Growth; File: ZV17-14.
4. Variance from Section 5.4(b) to reduce the front setback from 25' to 10' along the southern boundary for Lots 283 through 289; to reduce the front setback from 25' to 10' along the eastern boundary for Lot 283; to reduce the front setback from 25' to 10' along the northern boundary for Lots 290 through 296; to reduce the front setback from 25' to 10' along the eastern boundary for Lot 296; to reduce the front setback distance from 25' to 10' along the southern boundary for Lots 297 through 304; and to reduce the front setback distance from 25' to 18' along the eastern boundary for Lot 297. Owner: Beallair Homes, LLC. Location: Beallair Subdivision. District: Harpers Ferry (04); Map: 10A; Parcel: RESA; Current acreage: ~72 ac; Zone: Residential Growth; File: ZV17-15.
5. Request for a Conditional Use Permit to add tobacco, beer, and wine sales to the existing Dollar General as a Retail Sales, Limited land use. Owner: SAGA Holdings, LLC. Applicant: Dolgencorp, LLC: Location: 4735 Middleway Pike, Kearneysville, WV 25430. District: Middleway (07); Map: 19; Parcel: 16.6; Size: 1.59 ac; Zone: Rural; File: CUP17-04.
6. Variance from Section 9.7 to reduce the side setback from 8' to 1' to construct a 28' x 30' attached garage. Owners: Russell & Janet Lloyd. Location: Tuscawilla Hills Subdivision, Lot 66, 1210 Tuscawilla Dr, Charles Town. District: Charles Town (02); Tax Map: 11A; Parcel: 4; Size: .328 ac; Zone: Residential Growth; File: ZV17-16.
7. Zoning Administrator's Report
  - a. Monthly Zoning Certificate Activity Report
  - b. Notice of Ethics and Open Meetings Training offered by the Jefferson County Commission Wednesday, October 18, 2017 at 7:00 PM – Charles Town Library Meeting Room
8. 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 July 27, 2017
    - i. Variance from Sec. 9.7 & App. A. Owner: Bernard DeMartini and Terry Tucker. File: ZV17-13.