



Jefferson County
Board of Zoning Appeals
Thursday, October 26, 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 **Jefferson County Maintenance Building Conference Room located at 108 Industrial Blvd, Kearneysville, West Virginia 25430.**

Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the September 28, 2017 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Postponed from the September 28, 2017 meeting. 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. Postponed from the September 28, 2017 meeting. 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. Postponed from the September 28, 2017 meeting. 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. Request for a Conditional Use Permit to allow for a propane distribution facility to consist of two (2) 30,000 gallon propane storage tanks for distribution to residential, commercial, and industrial properties; a 2,500 square foot structure to house an office, a warehouse and retail sales area; vehicle tank storage area; and associated customer/employee parking. Blossman Gas intends to employ approximately 20 people. Owner: Jefferson County Development Authority. Applicant: Blossman Gas. Location: Burr Industrial Park, Lot 12, fronts along War Admiral Blvd., Kearneysville, WV 25430. District: Charles Town (02); Map: 1; Parcel: 65; Size: 2.31 acres; Zone: Industrial-Commercial. File: CUP17-05.
7. Zoning Administrator's Report
 - a. Monthly Zoning Certificate Activity Report
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 September 28, 2017
 - i. Variance from Sec. 9.7. Owners: Russell & Janet Lloyd. File: ZV17-16.