



Jefferson County
Board of Zoning Appeals
Thursday, May 24, 2018

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Deirdre Catterton
Matt Knott
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. Approval of Minutes – April 26, 2018
2. Swearing in of members of the public intending to provide testimony
3. Public Hearing. Variance from Section 9.7 to reduce the rear setback from 50' to 10' to construct a 40' x 48' pole barn. Property Owners: Michael and Whitney Spry. Property Location: John Day Farm Subdivision, Lot D, 3953 Shepherd Grade Rd., Shepherdstown, WV. Tax District: Shepherdstown (09); Tax Map: 2; Parcel: 10.5; Size 10 ac; Zone: Rural. File: ZV18-06.
4. Public Hearing. Request for a Conditional Use Permit for Imam Abdel Salam to reestablish an automobile sales and repair shop utilizing the existing buildings and parking areas. Signage is addressed in the application. The proposed land use is defined in Article 2 as Automobile Repair, Sales and Service. Property Owner: Willard A. & Dorothy Daniels (in care of Pricilla Cameron). Applicant: Imam Abdel Salam. Property Location: 5383 & 5409 Charles Town Rd. Kearneysville, WV. Tax District: Middleway (07); Tax Map: 3; Parcel: 1.1; Size: 5.34 ac; Zone: Village. File: CUP18-01.
5. Public Hearing. Variance from the following Sections for the construction of the proposed dine-in and drive thru Starbucks (CUP17-06):
 - a. Section 11.1A: to eliminate the required 24 parking spaces for the proposed use and to remove 58 existing parking spaces from the approved Somerset shopping center parking lot; (File: ZV18-07);
 - b. Section 4.11 and App. B: to eliminate the required landscape buffer along the side/rear property lines and to limit the street tree installation to immediately in front of the Starbucks site (File: ZV18-08).Property Owner Kentland Foundation, Inc. Property Location: Somerset Village Shopping Center, 58 Somerset Blvd, Charles Town, WV. Tax District: Charles Town (02); Tax Map: 9; Parcel: 8.7; Proposed site: ~1 ac; Total Site: 15 ac; Zone: Residential-Light Industrial-Commercial.
6. Discussion and possible action regarding the Starbucks Drive-Through Coffee Shop Conditional Use Permit (CUP17-06) Supplemental Signage Information submitted by Greenway Engineering on behalf of The Kentland Foundation, Inc. This item is in response to a condition of approval for the Starbucks CUP which was granted at the December 14, 2017 Board of Zoning Appeals meeting. Property Owner Kentland Foundation, Inc. Property Location: Somerset Village Shopping Center, 58 Somerset Blvd, Charles Town, WV. Tax District: Charles Town (02); Tax Map: 9; Parcel: 8.7; Proposed site: ~1 ac; Total Site: 15 ac; Zone: Residential-Light Industrial-Commercial.
7. Zoning Administrator 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 sign of draft Findings/Decisions
Meeting: April 26, 2018
 - i. Variance from Section 9.6C. Owner: Robert & Geraldine Hanshew. File: ZV18-05.