

Minutes

Jefferson County Board of Zoning Appeals

- 1 Meeting Date: April 26, 2018
- 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; Matt Knott,
5 Jeff Bresee
- 6 Members absent: Deirdre Catterton (with 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. Bresee moved to call the meeting to order at 2:00 pm, which carried unanimously. Mr. Quynn
11 explained to the public how the meeting would be conducted.

12 1. Approval of Minutes – March 22, 2018. Mr. Bannon moved to approve the minutes with the
13 follow corrections: Page 1, Lines 13 and 16, change **My**. To **Mr.** Quynn.

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

15 3. Public Hearing. Variance from Section 9.6C to allow an accessory structure in the required front
16 yard; and Appendix A to reduce the front setback from 25' to 10' to construct a 12' x 16' shed.
17 Property Owner: Robert & Geraldine Hanshew. Location: 181 Old Schoolhouse Ln, Millville.
18 Tax District: Harpers Ferry (04); Tax Map: 11A; Parcel: 22; Size 1 ac; Zone: Industrial-
19 Commercial; ZV18-05.

20 Robert Hanshew, property owner, was present to address the Board. Ms. Beaulieu presented her
21 staff report to the Board and noted that a letter of support from an adjoining property owner was
22 included in the packet. Mr. Hanshew explained that the purpose for the request was to place the
23 proposed structure in a location that would preserve the most amount of usable yard space. He
24 further explained that the proposed structure would be used as a workshop and that the remainder
25 of the yard may be utilized for a garden and future garage. Mr. Quynn opened the public hearing.
26 There was no public comment. Mr. Quynn closed the public hearing. Mr. Bannon moved to
27 approve the variance as requested with the condition that the applicant was bound by his
28 testimony, which carried unanimously.

29 4. Zoning Administrator's Report

30 a. Monthly Zoning Certificate Activity Report. This report was provided to the Board in their
31 mailed packet.

32 Ms. Beaulieu updated the Board on the status of the pending text amendments and reminded the
33 Board that the next meeting would be on May 24, 2018.

34 5. Legal Update

35 a. Possible executive session on the following pending lawsuits. None.

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

37 Meeting: March 22, 2018

38 i. Variance from Section 5.4b. Owner: N. Benavides. File: ZV18-04.

39 Mr. Cochran provided the draft Findings to Mr. Quynn to review and sign.

40 Mr. Knott moved to adjourn the meeting at 2:15 pm. Mr. Quynn called for a vote, which carried
41 unanimously.