



Jefferson County
Board of Zoning Appeals
Thursday, October 25, 2018 at 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Deirdre Catterton

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 –September 27, 2018.
2. Swearing in of members of the public intending to provide testimony.
3. Public Hearing. Variance from Section 5.4B.1 to reduce the side setback from 12’ to 10’; and, the rear setback from 20’ to 10’ to install an 18’ x 36’ inground pool. Owner: David and Jean Nedorostek. Location: 511 Gap View Blvd., Harpers Ferry; District: Harpers Ferry (04); Map: 5D; Parcel: 113; Size: .75 ac; Zone: Residential Growth. File: ZV18-17.
4. Public Hearing. Request for a Conditional Use Permit for A-Zone Environmental Services Office to allow a Professional Office as defined in Article 2. The proposal consists of renovating an historic building into a professional office space for up to 12 employees; with approximately 4-6 people working on-site. Office hours: 8:00 am - 4:00 pm. The proposal includes the construction of a 1,188 square foot addition. Applicant: Jesse Morgan. Property Owner: Wheatlands Property Management LLC. Property Location: 2153 Berryville Pike, Charles Town, WV. Intersection of Route 340 & Withers Larue Rd, Rippon. District: Kabletown (06); Map: 10A; Parcel: 24; Size: .69 acres; Zone: Village; File: CUP18-02.
5. Public Hearing. Variance from Section 11.1 to reduce the required number of parking spaces from 10 to 6 spaces for A-Zone Environmental Services Office, a Professional Office per Conditional Use Permit application CUP18-02. Applicant: Jesse Morgan. Property Owner: Wheatlands Property Management LLC. Property Location: 2153 Berryville Pike, Charles Town, WV. Intersection of Route 340 & Withers Larue Rd, Rippon. District: Kabletown (06); Map: 10A; Parcel: 24; Size: .69 acres; Zone: Village; File: ZV18-16.
6. Public Hearing. Request for a Special Exception Permit for an Electronic Sign. Total Sign Size: 108” W x 69” H, including an LED matrix display area of 96” W x 36” H, to replace the existing sign. Total Sign Height: 11’. The following deviations are proposed: to allow a sign to face a residential structure; and, to allow the sign to remain on continuously (24 hours). Property Owner: Shepherdstown Volunteer Fire Department. Property Location: 8052 Martinsburg Pike, Shepherdstown. District: Shepherdstown (09); Map: 8; Parcel: 10.5; Size: ~ 7.14 acres; Zone: Residential Growth. File: SE18-02.
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: September 27, 2018
 - i. Variance from Sec. 9.7. Owner: Patricia and Gary Dunn. File: ZV18-13.
 - ii. Variance from Sec. 5.4B.1. Owner: Beallair Homes, LLC. File: ZV18-14.
 - iii. Variance from App. B. Owner: Fellowship Bible Church. File: ZV18-15.