



**Jefferson County**  
**Board of Zoning Appeals**  
**Thursday, December 13, 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 –October 25, 2018.
2. Swearing in of members of the public intending to provide testimony.
3. Public Hearing. Variance request per Section 4.3H to reestablish a nonconforming use. The applicant is requesting to install two (2) fueling stations that were removed at the request of the Department of Environmental Protection. Owner: Mary Schreyer. Applicant: Mohammad Ghuman; c/o: Clarence Haymaker. Location: 5437 Charles Town Rd., Kearneysville, WV. District: Middleway (07); Map: 3B; Parcel: 45; Size: .70+ ac; Zone: Village. File: ZV18-18.
4. Public Hearing. Variance from Section 9.7 to reduce the side setback from 8' to 6' for a 12' x 15' addition to an existing home. Owners: Jack & Barbara Manuputy. Location: 26 Quarter Horse Place, Charles Town, WV. District: Kabletown (06); Map: 3A; Parcel: 121; Size: 21,225 sf; Zone: Rural. File: ZV18-19.
5. Public Hearing. Variance from Section 5.4B to reduce the rear setback from 20' to 2' for a 10' x 20' accessory structure. Owner: Chad and Kimberly Prezzi. Location: 949 Eastland Dr., Charles Town, WV. District: Charles Town (02); Map: 16; Parcel: 115; Size: 1.86 ac; Zone: Residential Growth. File: ZV18-20.
6. Public Hearing. Variance from Section 4.6B to reduce the distance requirement from 75' to 25' to allow proposed commercial uses adjacent to the Residential Growth District. Owner: Seneca Crossing LLC. Location: Vacant parcel approximately 530' West of the Shepherd University campus entrance located on Martinsburg Pike, Shepherdstown WV. District: Shepherdstown (09); Map: 8; Parcel: 50; Size: 4.5 ac; Zone: Residential-Light Industrial-Commercial. Zone: ZV18-21.
7. Zoning Administrator Report
  - a. Monthly Zoning Certificate Activity Report
  - b. Approval of the Draft 2019 Board of Zoning Appeals Meeting Schedule
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: October 25, 2018
    - i. Variance from Section 5.4B.1. Owner: David and Jean Nedorostek. File: ZV18-17.
    - ii. Conditional Use Permit for A-Zone Environmental Services Office. Owner: Wheatlands Property Management LLC. File: CUP18-02.
    - iii. Variance from Section 11.1. Owner: Wheatlands Property Management LLC. File: ZV18-16.
    - iv. Request for a Special Exception Permit for an Electronic Sign. Owner: Shepherdstown Volunteer Fire Dept. File: SE18-02.