



Jefferson County
Board of Zoning Appeals
Thursday, June 27, 2019 at 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Deirdre Catterton
Matthew McKinney
Leeds Corbin

Meeting Location: Charles Town Library Conference Room, 200 East Washington Street, Charles Town, WV
Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

Approval of Minutes: May 23, 2019

Public Hearing – Administer Oath

ITEM #1	FILE #: 19-11-ZV
Request:	Variance from Section 9.6C & 9.7 to reduce the front setback from 40' to 10' for a 30' x 50' garage with 12' x 50' lean-to and 8' x 8' stoop.
Applicant:	Frank and Sandy Kovach
Parcel Info:	Wheeler Subdivision, Lot B, 73 Wheeler Manor, Harpers Ferry, WV Parcel ID: 09001800330000; Size: 2.12 ac; Zone: Rural
ITEM #2	FILE #: 19-12-ZV
Request:	Variance from Appendix B to reduce the side and rear setback from 50' to 5' for a 1,060 sq. ft. addition to an existing church.
Applicant:	Saint James Lutheran Church
Parcel Info:	4338 Shepherdstown Pike, Shepherdstown WV Parcel ID: 09002000150000; Size: .31 ac; Zone: Rural
ITEM #3	FILE #: 19-13-ZV
Request:	Variance from Appendix B to reduce the required landscape buffer from 20' to 10' for a portion of a drive aisle.
Applicant:	Fellowship Bible Church
Parcel Info:	160 Daniel Rd, Shenandoah Junction, WV Parcel ID: 02000300040005; Size: 50 ac; Zone: Rural

Zoning Administrator Report

- a. Request for an extension of Conditional Use Permit #CUP17-05 for Blossman Gas which expires 07-18-19
- b. Request for Clarification regarding the Beallair Zoning Variance (19-10-ZV)
- c. Monthly Zoning Certificate Activity Report

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: May 23, 2019
 1. Request for a CUP for an existing Drive-Through, Fast Food Restaurant (McDonald's) to replace and upgrade the exterior menu boards with digital menu boards. Applicant: Expedite The Diehl. Owner: McDonald's Corporation. File: 19-1-CUP.
 2. Variance from Section 5.7(b). Owner: R. L. Jenkins. File: 19-8-ZV.
 3. Variance from Section 4.3H. Owners: Michael Kelly and Michael Kelly Jr. File: 19-9-ZV.
 4. Variance from Section 5.4 (b). Owner: Beallair Homes, LLC. File: 19-10-ZV.
 5. Appeal of the Zoning Administrator's determination that "tiny homes" are permitted Camping Units as it related to the proposed campground associated with 19-3-ZV. Appellants: Wayne and Ann Bavry and Neal and Alice Barkus. Files: 19-1-AP.