



Jefferson County
Board of Zoning Appeals
Thursday, December 12, 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: November 14, 2019

Public Hearing – Administer Oath

ITEM #1 FILE #: 19-33-ZV – Postponed from November 14, 2019

Request: Variance from Section 5.4B.1 and Appendix A to reduce the rear setbacks from 20' to 15'; the front setbacks from 25' to 20'; and the side setback from 12' to 10' for the proposed Phase 3A, Lots 134-159.

Parcel Info: Beallair Homes LLC
Unplatted section of Beallair Subdivision along Beallair Manor Drive, proposed Phase 3A, Lots 134-159, Parcel ID: 04010ARESA0000; Lot Sizes Average: 8,500-13,000 sf;
Zoning District: Residential Growth

ITEM #2 FILE #: 19-35-ZV

Request: Variance from Section 10.4B.3 to reduce the front setback from 25' to 5' along Route 480 and along Route 115 for a 20' tall Freestanding Sign with a 5' (W) x 8' (H) [sign face].

Owner: I & K Farms, LLC
Applicant: Clarence Haymaker
Parcel Info: 5437 Charles Town Rd., Kearneysville, WV; Parcel ID: 0703B00450000; Size: .70+ ac; Zoning District: Village

ITEM #3 FILE #: 19-36-ZV

Request: Variance from Section 5.7B and 9.6C to reduce the front setback from 40' to 22' for a 24' x 41' accessory structure.

Owner: Joseph Costello
Parcel Info: 115 Leyland Ln., Harpers Ferry, WV; Parcel ID: 09001800190003; Size: 2.81 ac; Zoning District: Rural

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Possible executive session on the following pending lawsuits. None
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: October 24, 2019

1. Variance from Sec. 9.6B. Owner: Preston Barger. Files: 19-26-ZV and 19-27-ZV.
2. Conditional Use Permit for a Church. Owner: Burr Park, LLC. Applicant: Ascension Church. File: 19-2- CUP.
3. Variance from Sec. 4.11A.2 & 4.11E.1 and App. B. Owner: JCDA. Applicant: McGee Civil Construction. File: 19-28-ZV.
4. Variance from App. A. Owner: Keith Cranford. File: 19-29-ZV.
5. Variance from Sec. 9.7. Owner: Thomas Custer. File: 19-30-ZV.

Jefferson County
Board of Zoning Appeals
December 12, 2019

6. Conditional Use Permit for a Restaurant. Owner: Wheatlands Property Management. Applicant: Jesse Morgan. File: 19-3- CUP.
7. Variance from Sec. 4.10A. Owner: Wheatlands Property Management. Applicant: Jesse Morgan. File: 19-31-ZV.

Meeting: November 14, 2019

1. Variance from Sec. 4.11A.2, 4.11E and App. B. Owner: Seneca Crossing LLC. File: 19-32-ZV.