



Jefferson County
Board of Zoning Appeals
Thursday, January 23, 2020 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.

Election of Officers

Approval of Minutes: December 12, 2019

Presentation by Roger Goodwin, Director of Engineering, Planning and Zoning, providing an overview of the purpose a site plan.

Public Hearing – Administer Oath

ITEM #1 FILE #: 19-33-ZV – Postponed from November 14, 2019 and December 12, 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 #: 19-37-ZV

Request: Variance from Sections 4.11A, 5.8C.2 and Appendix B to eliminate the landscaping and buffer requirements and parking/drive aisle and building setbacks for internal lot lines only for the purpose of constructing the proposed ROCS gas station and convenience store. A Concept Plan for the proposed project was approved by the Planning Commission on 11-13-18 (File #S18-06).

Owner: SAB Real Estate 2

Parcel Info: Martinsburg Pike (WV45), Lots west of Sheetz, Shepherdstown, WV
8272 Martinsburg Pike, Shepherdstown, WV (former address-currently vacant parcel)
Parcel ID: 09008A00190000; 09008A00210000; 09008A00230000; Size: 3.56 acres combined;
Zoning District: Residential- Light Industrial- Commercial

ITEM #3 FILE #: 19-38-ZV

Request: Variance from Section 4B.7.J.2.a to increase the height restriction from 100' to 199' for a wireless telecommunications facility, in order to meet its coverage objectives.

Owner: Richard Childs

Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, LLC Attn: Joseph Prieto

Parcel Info: Located on the corner of Leetown Road and South Childs Road in Summit Point
Parcel ID: 07002500110002; Size: 17 acres; 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: December 12, 2019

1. Variance from Sec. 10.4B.3. Owner: I & K Farms, LLC. Applicant: C. Haymaker. File: 19-35-ZV.
 2. Variance from Sec. 5.7B and 9.6C. Owner: Joseph Costello. File: 19-36-ZV.
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