



Jefferson County
Board of Zoning Appeals
Thursday, February 27, 2020 at 2:00 p.m.

Members
Jeffrey Bannon, Chair
Tyler Quynn, 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: January 23, 2020

Public Hearing – Administer Oath

ITEM #1 FILE #: 20-1-ZV

Request: Variance from Section 9.7 to reduce the side setback from 15' to 0' to convert an accessory structure into a residential dwelling unit; and, to reduce the rear setback from 50' to 28' to allow for a 36' x 44' attached garage.
Owner: Newman Sisk, Jr.
Parcel Info: Border Road and Southard Lane, Kearneysville, WV
Parcel ID: 07000500120004; Size: 6.18 acres; Zoning District: Rural

ITEM #2 FILE #: 20-2-ZV

Request: Variance from Appendix A to reduce the two front setbacks from 20' to 19' (Lace Leaf Way) and from 20' to 13' (unnamed right-of-way); and the side setback from 8' to 7' to complete the construction of a home with an attached garage.
Owner: Michael and Peggy Julian
Parcel Info: 27 Lace Leaf Way, Charles Town, WV
Parcel ID: 02010D00270000; Size: .50 acres;
Zoning District: Residential-Light Industrial-Commercial

ITEM #3 FILE #: 20-3-ZV

Request: Variance from Section 9.7 to reduce the side setback from 8' to 4' for a 24' x 24' attached garage.
Owner: Robert Graham
Parcel Info: 1191 Tusawilla Dr., Charles Town, WV
Parcel ID: 02011A00290000; Size: .37 acres; Zoning District: Residential Growth

ITEM #4 FILE #: 20-4-ZV

Request: Variance from Section 5.7D.2.b.i(b) to allow the required 50% green space to be allocated on each of the individual lots within the cluster.
Owner: Lutman Land Development, LLC
Parcel Info: Vacant. Old Cave Road, East of Cave Quarter Estates Subdivision
Parcel ID: 02001600120000; Size: 23.47 acres; Zoning District: Rural

ITEM #5 FILE #: 20-1-CUP

Request: Request by Potomac Crossroads Counseling for a Conditional Use Permit to operate a Medical/Dental/Optical Office and/or Professional Office as defined in Article 2. The proposal consists of operating a counseling facility with approximately eight therapists that meet with not more than eight clients during one appointment time. Parking requirements will be met on-site.
Applicant: Kathy Morotti, Potomac Crossroads Counseling, LLC
Owner: Kenneth F. Lowe Jr., Rev Trust
Parcel Info: 4781 Kearneysville Pike, Shepherdstown, WV
Parcel ID: 09000800230007; Size: .71 acres; Zoning District: Residential Growth

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: January 23, 2020

- 1. Variance from Section 5.4B.1 and Appendix A. Owner: Beallair Homes LLC. File: 19-33-ZV.
- 2. Variance from Sections 4.11A, 5.8C.2 and Appendix B. Owner: SAB Real Estate 2. File: 19-37-ZV.
- 3. Variance from Section 4B.7.J.2.a. Owner: Richard Childs. Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, LLC Attn: Joseph Prieto. File: 19-38-ZV.