



**Jefferson County
Board of Zoning Appeals
Thursday, September 24, 2020 at 2:00 p.m.**

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

By order of the Jefferson County Board of Zoning Appeals, Jeffrey Bannon, Chair, this Board of Zoning Appeals Meeting will be held virtually via ZOOM.

This meeting will NOT be a LIVE broadcast on our website. Instead, it will be accessible live through ZOOM Meeting. If you wish to participate in public comment for one of the agenda items, please type your name, address, and agenda item # in the chat function at the start of the meeting.

Please use the following information to join the ZOOM Meeting:

<https://us02web.zoom.us/j/81547045229>

Meeting ID: 815 4704 5229

Dial by your location:

+1 301 715 8592 US

Meeting ID: 815 4704 5229

Find your local number: <https://us02web.zoom.us/u/kb65f6MrBt>

Access from desktop, laptop, iPad, or from a phone. You will be prompted to download the software. If accessing from a phone, you must have the ZOOM app.

Please mute yourself when you are not talking. When participating, remember that your video is streaming to others.

All requests are pursuant to the Zoning & Land Development Ordinance.

Approval of Minutes: August 27, 2020

Public Hearing – Administer Oath

ITEM #1 FILE #: 20-28-ZV

Request: Variance from Section 5.4B of the Zoning Ordinance (amended 05/01/03) to reduce the side setback from 12' to 8' and the rear setback from 20' to 8' for a 12' x 16' (192 sf) accessory structure (shed).

Owner: Lance and Michelle Paul

Parcel Info: Demory Farms Subdivision, Lot 37; 70 Killian Lane, Charles Town, WV;
Parcel ID: 02009B00370000; Size: .23 ac; Zoning District: Residential Growth

ITEM #2 FILE #: 20-29-ZV

Request: Variance from Section 5.4B of the Zoning Ordinance (amended 01/10/02) to reduce the side setback from 12' to 7' and the rear setback from 20' to 11' for a 12' x 20' (240 sf) accessory structure.

Owner: Kimberly Purvis

Parcel Info: Spruce Hill Subdivision, Lot 14; 30 Balsam Ct., Charles Town, WV;
Parcel ID: 06003C00140000; Size: 1.23 ac;
Zoning District: Residential-Light Industrial-Commercial

ITEM #3 FILE #: 20-30-ZV

Request: Variance from Section 5.4B of the Zoning Ordinance (amended 05/01/03) to reduce the rear setback from 20' to 11' for a 16' wide deck.
Owner: Sharon Neubauer
Applicant: Matthew Lidoco, LRS, LLC
Parcel Info: Colonial Hills Subdivision, Lot 14; 59 Swearingen Way, Shepherdstown, WV;
Parcel ID: 09008E00140000; Size: .09 ac; Zoning District: Residential Growth

ITEM #4 FILE #: 20-7-CUP

Request: Request for a Conditional Use Permit to operate an Automotive Repair, Sales and Service shop, as defined in Article 2. The proposal includes construction of a 4,000 sf building with associated parking and a freestanding business sign.
Owner: Bret de Pedro
Parcel Info: Vacant parcel on Summit Point Road across from with Hardesty Road, Summit Point, WV;
Parcel ID: 06001600030000; Size: 14.69 ac; Zoning District: Rural

ITEM #5 FILE #: 20-31-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 subdivision (maximum of five lots proposed).
Owner: Lutman Land Development, LLC
Parcel Info: 2751 Engle Molers Rd Harpers Ferry, WV;
Parcel ID: 09001800170000; Size: 24.91 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: August 27, 2020

1. Variance from Section 9.7. Owner: Joseph R Lee. File: 20-25-ZV.
2. Variance from Section 9.7. Owner: Cage, LLC. File: 20-26-ZV.
3. Request for a CUP for Valley Used Cars. Owner: I&K Farms, LLC. File: 20-5-CUP.
4. Request for a CUP for a Restaurant. Owner: Andrew & Nariman Main. File: 20-6-CUP.
5. Variance from Section 4.16. Owner: Asbury United Methodist Church. File: 20-27-ZV.