



Jefferson County
Board of Zoning Appeals
Thursday, February 25, 2021 at 2:00 p.m.

Members
Tyler Quynn, Chair
Deirdre Catterton, Vice Chair
Jeffrey Bannon
Matthew McKinney
Leeds Corbin
Mikala Shremshock, Alternate
Danesia Chicchirichi, Alternate

By order of the Jefferson County Board of Zoning Appeals, Tyler Quynn, 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/82447594815>

Meeting ID: 824 4759 4815

Dial by your location: +1 301 715 8592 US

Find your local number: <https://us02web.zoom.us/j/82447594815>

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: January 28, 2021

Public Hearing – Administer Oath

FILE #: 21-4-ZV

Request: Variance from Section 9.6C to allow an accessory structure in the required front yard; and, Section 9.7 to reduce the front setback along Happy Creek Dr. from 30' to 20' and the front setback along Cedar Dr. from 30' to 5' for an existing 24' x 24' garage.

Owner: Patricia Mathias

Applicant: Eugene Campbell

Parcel Info: Hidden River Farm, Happy Creek Section, Part One, Lot 38
209 Cedar Drive, Kearneysville, WV

Parcel ID: 07002300710000; Size: 1.30 ac; Zoning District: Rural

FILE #: 21-5-ZV

Request: Variance from Section 9.6C to allow an accessory structure in the required front yard; and, Section 9.7 to reduce the front setback along First Street (an undeveloped right-of-way) from 20' to 6' for a 24' x 40' garage.

Owner: Keith Cranford

Applicant: Same as owner

FILE #: 21-5-ZV - CONTINUED

Parcel Info: Charles Town City Boom, Block 1, Lots 22 & 23, 438 Euclid Ave., Charles Town
Parcel ID: 02010A01020001; Size: .31 ac;
Zoning District: Residential- Light Industrial-Commercial

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Rules of Procedure – discussion with possible action to amend the Rules of Procedure to create a process to allow for a summary approval by unanimous consent for variance applications where no one has filed written opposition and no one but the applicant appears to testify (continued from 01/28/21).

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 28, 2021

1. Variance from Sec. 5.4B. Owner: David Groom. File: 21-1-ZV.
2. Variance from Sec. 4.11.A and Appendix B. Owner: Federal Group Inc. File: 21-2-ZV.
3. Variance from Sec. 4.6, 4.11.A, and Appendix B. Owner: Federal Group Inc. File: 21-3-ZV.