



Jefferson County
Board of Zoning Appeals
Thursday, June 25, 2015, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Christy Huddle
Matt Knott
Ted Schiltz
Jeff Breese, Alternate

The Jefferson County Board of Zoning Appeals will meet in the Charles Town Library Conference Room located at 200 East Washington Street, at the side entrance on Samuel Street, in Charles Town, West Virginia. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the May 28, 2015 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. **Postponed until July 16, 2015.** Postponed from the May 28, 2015 meeting. Variance request from Sections 9.6C & 9.7 to reduce the front setback from 25' to 0' and the side setback from 12' to 18" for an 8' tall fence. Owner: Lisa Gasque. Location: 5753 Charles Town Rd, Kearneysville, WV. District: Middleway 07; Map: 3C; Parcel: 3; Zone: Village; File: ZV15-11.
4. Variance request from Section 9.7 to reduce the side setback from 15' to 5' for an existing deck that was constructed without a building permit. Owner: Laurice Berry. Location: 155 Hollow Tree Ln, Kearneysville, WV. District: Kabletown 06; Map: 19A; Parcel: 1.1; Zone: Rural; File: ZV15-09.
5. Variance request from Sections 4.11.B.2, 4.11.B.3, 4.11.E and Appendix B to remove the front, side and rear buffers/screening for an industrial development. Owner: Delaware Corp dba Kent Cartridge of America, Owners, Panhandle Builders & Excavating, Applicant. Location: 795 Hite Rd, Kearneysville, WV. District: Middleway 07; Map: 8; Parcel: 4; Zone: Rural; File: ZV15-12.
6. Variance request from Table 5.4-1 to reduce the side setback from 12' to 8' and rear setback from 20' to 5' to allow for the installation of an irregularly shaped in-ground pool. Owner: Roy Jr. & Kristin Vella. Location: Breckenridge Subdivision, 47 Shire Ct, Charles Town, WV. District: Charles Town 02; Map: 4F; Parcel: 190; Zone: Residential Growth; File: ZV15-13.
7. Variance request from Table 5.4-1 to reduce the side setback from 12' to 6' for the attached garage of a townhouse unit. Owner/Developer: Pete Kubic. PFK, LLC. Location: Locust Hill Subdivision, Lot TH73, Baltustrol Dr, Charles Town, WV. District: Charles Town 02; Map: 13A; Parcel: 555; Zone: Rural; File: ZV15-14.
8. Director's Report.
 - a) Monthly Activity Report
9. Legal Update.
 - a) All Good Music Festival Pending Litigation CA #14-C-390
 - b) William Neufeld Pending Litigation CA #14-C-394
 - c) Shenandoah Air Conditioning & Heating Inc. Pending Litigation CA #15-P-73
10. Discussion with possible deliberative session and signing of draft findings/decisions.

Meeting Date: May 28, 2015

 - a) Variance request from Section 5.4-1 to reduce the side setback from 12' to 8' for a garage attached to a townhouse unit. Owner/Developer: Pete Kubic. PFK, LLC. Location: Lot TH73, Locust Hill Subdivision, Baltustrol Dr, Charles Town, WV. District: 02; Map: 13A; Parcel: 555; Zone: R; File: ZV15-10.