



Jefferson County  
Board of Zoning Appeals  
Thursday, June 24, 2021 at 2:00 p.m.

Members  
Tyler Quynn, Chair  
Deirdre Catterton, Vice Chair  
Matthew McKinney  
Leeds Corbin  
Steven Guier  
Mikala Shremshock, Alternate

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**By order of Tyler Quynn, Chair of the Jefferson County Board of Zoning Appeals, this meeting will be held both in-person and virtually. This meeting will NOT be a LIVE broadcast on our website. Instead, it will be accessible live through ZOOM Meeting.**

**Physical (In-person) Location:** Charles Town Library Conference Room (entrance on Samuel St.)  
200 East Washington Street, Charles Town, WV 25414.

**Virtual Meeting Information:** The virtual meeting will be conducted via ZOOM. Please use the following information to join the ZOOM Meeting:

<https://us02web.zoom.us/j/84755112104>

Meeting ID: 847 5511 2104

**Dial by your location:** +1 301 715 8592 US

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

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

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.

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

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**Approval of Minutes: May 27, 2021**

**Public Hearing – Administer Oath**

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**ITEM #1 FILE #: 21-16-ZV POSTPONED FROM 06/24/21**

**Request:** Variance request from Section 9.6C to allow an accessory structure in the required front yard; and Section 9.7 to reduce the front setback from 25' to 2' for a 10' x 20' accessory structure (shed).

**Owner:** Chad and Kimberly McGarrah

**Parcel Info:** Stone Brook Subdivision, Lot 16, 711 Apple Cross Dr., Harpers Ferry, WV  
Parcel ID: 04005A00160000; Size: 1.04 ac; Zoning District: Rural

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**Zoning Administrator Report**

- a. Monthly Zoning Certificate Activity Report

**Legal Update**

- a. Discussion of the following pending lawsuits:
  1. Discussion/Action: Neighbors Against River Chase Event Center v. BZA re: 20-8-CUP (Civil Action No.: CC-19-2021-C-22)

b. Discussion with possible deliberative session and signing of draft Findings/Decisions

**Meeting: May 27, 2021**

1. Variance from Sec. 10.4B.3 and 10.7G. Owner: S. Petropouleas. Applicant: Mountain View Diner. File: 21-8-ZV.
2. Variance from App. A. Owner: C. Beahm. Applicant: Mission Tabernacle Holiness Church. File: 21-17-ZV.
3. Variance from Sec. 5.4B. Owner: F. Sutton. File: 21-18-ZV.
4. Variance from Sec. 5.4B. Owner: R. Bounds. File: 21-19-ZV.
5. Variance from Sec. 9.6C and 8.2. Owner: C. Whisner. File: 21-20-ZV.
6. Variance from Sec. 9.6C and 9.7. Owner: R. Davis. File: 21-21-ZV.
7. Variance from Sec. 8.9A.9-10. Owner: G. Chicchirichi. Applicant: Sheetz, Inc. File: 21-22-ZV.
8. Variance from Sec. 9.7. Owner: D. Shaffner. Applicant: E. Wilk. File: 21-20-ZV.
9. Variance from Appendix A. Owner: DR Acquisitions. File: 21-24-ZV.
10. Variance from Sec. 9.7. Owner: T. Phelps. File: 21-25-ZV.