



Jefferson County
Board of Zoning Appeals
Thursday, June 23, 2022 at 2:00 p.m.

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

This meeting will be held both in-person and virtually via ZOOM, which may be accessed from a desktop, laptop, iPad, or from a phone. You may be prompted to download the software or the ZOOM app.

In-person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (entrance on Samuel St.)
200 East Washington Street, Charles Town, WV 25414

ZOOM Meeting Information: Meeting ID: 852 9116 4127
Meeting Link: <https://us02web.zoom.us/j/85291164127>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/ksDhbe5PP>

If you wish to participate virtually in public comment for one of the agenda items, please type your name and agenda item # in the chat function at the start of the meeting. Please mute yourself when you are not talking. When participating, please be mindful that your video is streaming to others.

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

Approval of Minutes: May 26, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-21-ZV

Request: Variance from Section 4B.7(J)(2)(a) to increase the height of an existing Wireless Telecommunications Tower (designed as a silo) from 120' to 130' to allow additional antennas (co-colocation) within the existing silo structure.

Owner: Michael Owens

Applicant: SmartLink Group / Bijan Olexo

Parcel Info: 11945 Leetown Rd, Kearneysville, WV

Parcel ID: 07000700060000; Size: 404 ac; Zoning District: Rural

ITEM #2 FILE #: 22-22-ZV

Request: Variance from Section 5.4B.1 and Appendix A to reduce the Front Setback from 25' to 15'; the Side Setback from 12' to 10'; and the Rear Setback from 20' to 10' for Lots 203-233 & 273-275 in Phase 3 of the Beallair Subdivision.

Owner: Beallair Homes, LLC

Applicant: Mike Wiley, P.E. / Paul Raco, Consultant

Parcel Info: Beallair Subdivision, Phase 3, Lots 203-233 & 273-275

Parcel ID: 04010ARESA; Size: 69.3 ac; Zoning District: Residential Growth

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Discussion of the following pending lawsuits:
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: April 28, 2022

1. Variance from Section 9.7. Owner: Potomac Cottage/Starkey. File: 22-13-ZV.
2. Variance from Section 5.4B. Owner: Ian Gibson-Smith. File: 22-17-ZV.
3. Variance from Section 9.7. Owner: Sharon Tennant. File: 22-18-ZV.
4. Variance from Section 10.7E.1. Owner: Charles Town Lodge No. 948 Loyal Order of Moose, Inc. File: 22-19-ZV
5. Variance from Section 9.7. Owner: Daniel Derito. File: 22-20-ZV.