



Jefferson County
Board of Zoning Appeals
Thursday, November 10, 2022 at 2:00 p.m.

Members
Tyler Quynn, Chair
Deirdre Catterton, Vice Chair
Matthew McKinney
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: 814 4694 6568
Meeting Link: <https://us02web.zoom.us/j/81446946568>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kcqYgDOrjw>

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: October 27, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-37-ZV

Request: Variance from Section 5.7B of the Zoning Ordinance (as amended 05/01/03) to reduce the front setback from 40' to 14' in order to convert an existing garage into an Accessory Dwelling Unit as a detached in-law suite for a family member.

Parcel Info: Julia Reynes, Property Owner
Potomac Ridge Subdivision, Lot 7, 384 Potomac Ridge Ln, Shepherdstown, WV;
Parcel ID: 09001000090017; Size: 3.35 ac; Zoning District: Rural

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report
- b. Approval of the 2023 Board of Zoning Appeals Meeting Schedule

Legal Update

- a. Discussion of the following pending lawsuits:
 1. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: ZTA22-01 Solar Energy Facilities) Rockwell v. JCPC, JCBZA and JCCC
 2. Jefferson County Circuit Court Case #CC-19-2022-C-103 (RE: ZTA22-01 Solar Energy Facilities) Stone v. JCBZA
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

Meeting: October 27, 2022

1. Variance from Sections 10.4B, 4.11E, 11.1A. Applicant: A&R Development (Dollar General). Owner: Iris Wood. File: 22-32-ZV, 22-33-ZV, and 22-34-ZV.

2. Variance from Section 9.7. Owner: Potomac Cottages, LLC / Attn: Robert and Julie Starkey. File: 22-35-ZV.
3. Variance from Section Appendix B. Owner: Sheetz, Inc. File: 22-36-ZV.
4. Variance from Section 4.3GD. Owner: Performance Auto Works, LLC / Attn: Billy Ring. File: 22-38-ZV.
5. Request for a Conditional Use Permit to operate a Day Care, Large. Applicant: Pathway Childcare Center. Owner: Alice Chapman. File: 22-8-CUP.
6. Request for a Conditional Use Permit to operate a Solar Energy Facility. Applicant: Rippon Energy Facility, LLC/Torch Clean Energy. Owners: Bullskin LLC, Clarence E Hough Et Al, View Mountain Farm LLC, and Stanley W Jr & Katherine B Dunn. File: 22-9-CUP.