



Jefferson County
Board of Zoning Appeals
Thursday, December 8, 2022 at 2:00 p.m.

Members
Tyler Quynn, Chair
Matthew McKinney, Secretary
Steven Guier
David Wiegand
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: 864 3970 0907
Meeting Link: <https://us02web.zoom.us/j/86439700907>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kbyvVq6H94>

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: November 10, 2022

Public Hearing – Administer Oath

ITEM #1 FILE #: 22-39-ZV

Request: Variance from Section 9.7 to reduce the rear setback from 50' to 13' along the southern boundary line for an existing 24' x 24' accessory structure (storage shed) that was constructed in 1999.

Parcel Info: Dawn and Ricki Hoffman, Property Owner
Walnut Hills Subdivision, Lot 8, 1871 Old Country Club Road, Charles Town WV;
Parcel ID: 02000400170003; Size: 5 ac; Zoning District: Rural

ITEM #2 FILE #: 22-40-ZV

Request: Variance from Section 4.11 and Appendix B to allow the use of existing vegetation in lieu of a planted landscape buffer along the eastern and southern boundary lines for the existing ROCS gas station and convenience store (File #S18-06).

Parcel Info: SAB Real Estate, Property Owner
28310 Martinsburg Pike, Shepherdstown, WV
Parcel IDs: 09008A00190000; 09008A00210000; 09008A00230000; Size: 3.56 acres combined;
Zoning District: Residential-Light Industrial-Commercial

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

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: 22-4-CUP Blake Solar Energy Facility) Stone v. JCBZA

3. Jefferson County Circuit Court Case #CC-19-2022-C-141 (RE: Rippon Solar Energy Facility / File 22-9-CUP) Rockwell v. JCBZA
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions.

Meeting: November 10, 2022

1. Variance from Section 5.7B. Owner: Julia Reynes. File: 22-37-ZV.