



Jefferson County
Board of Zoning Appeals Agenda
Thursday, June 22, 2023 at 2:00 p.m.

Members
Tyler Quynn, Chair
Matthew McKinney, Vice Chair
Steven Guier, Secretary
David Wiegand
Jacob Harris
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: 817 7695 7106
Meeting Link: <https://us02web.zoom.us/j/81776957106>
Phone Option (Dial by Location): 301-715-8592
Find your local number: <https://us02web.zoom.us/u/kuHlcoDFK>

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 25, 2023

Public Hearing – Administer Oath

ITEM #1 FILE #: 23-19-ZV

Request: Variance request from Section 9.7 to reduce the side setback from 6' to 4' along the northern property line for a 14' x 32' detached garage.
Owner: Lori and Mario DiGiambattista
Parcel Info: Avon Bend Subdivision, Section 23H, Lot 2359
974 Avon Bend Rd, Charles Town, WV
Parcel ID: 06009G00250000; Size: .76 ac; Zoning District: Rural

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-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: May 25, 2023

1. Request for a Conditional Use Permit to operate a Special Event Facility (Project Name: Colonial Estate). Applicant: Potomac Adventure, LLC / Attn: Cathy Gray. File: 23-3-CUP.

2. Variance from Appendix A. Applicant: TriState Investments / Attn: Chris Hill. File: 23-16-ZV.
3. Variance from Section 5.7B. Property Owner: Jason Duncan. File: 23-17-ZV.
4. Variance from Appendix A. Owner: David Brown & Michelle Mitchell-Brown. File: 23-18-ZV
5. Request for a Conditional Use Permit to operate a Commercial Storage Facility. Property Owner: Valley Storage Shepherdstown / Attn: Todd Snook. File: 23-5-CUP.