



JEFFERSON COUNTY, WEST VIRGINIA  
Department of Engineering, Planning and Zoning  
Office of Planning and Zoning  
116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 716  
Charles Town, West Virginia 25414

File #: 23-3-CUP  
R'cvd Date: 3/23/23  
Mtg. Date: 4/27/23  
Fee Paid: \$ 300  
Staff Int.: gt

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Email: [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Application for a Conditional Use Permit

Project Name Colonial Estate

Property Owner Information

Name: Keith + Kelly Lagala

Business Name:

Mailing Address: 322 Lake Como Drive, Pomona, Fla 32181

Phone Number: 954-553-5535 Email Response: Keith@lagala.com

Mail ☒ Yes  
Response: ☐ No

Applicant Information

Name: Bryan + Cathy Gray

Business Name: Potomac Adventure, LLC

Mailing Address: 800 W Washington St HF, WV 25425

Phone Number: 304-804-3204 Email Response: info@potomacadventure.com

Mail ☒ Yes  
Response: ☐ No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name:

Business Name:

Mailing Address:

Phone Number: Email Response:

Mail ☐ Yes  
Response: ☐ No

Physical Property Details

Physical Address: 350 Bkaerton Road, Harpers Ferry, WV 25425

Tax District: Harpers Ferry (04)

Map No: 7

Parcel No. 0006

Parcel Size: 13.4 acres

Deed Book: 1271

Page No: 250

Zoning District (please check one)

Residential  
Growth  
(RG)



Industrial  
Commercial  
(I-C)



Rural\*  
(R)



Residential-  
Light Industrial-  
Commercial  
(R-LI-C)



Village  
(V)



Neighborhood  
Commercial  
(NC)



General  
Commercial  
(GC)



Highway  
Commercial  
(HC)



Light  
Industrial  
(LI)



Major  
Industrial  
(MI)



Planned  
Neighborhood  
Development  
(PND)



Office/  
Commercial  
Mixed-Use  
(OC)



\* For properties in the Rural Zoning District:

Is property located on a primary or secondary road? N/A ☐ Yes ☐ No

Name of Road and/or Route Number: Bakerton Road

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

occasional wedding venue 100 ppl max / 5 max weddings

Please provide any information or known history regarding this property.

it has been a short term rental for several years. We have managed it for 1+ yrs

Please respond in detail to the following questions to show how the proposed project complies with the criteria located in Section 6.3 of the Zoning Ordinance:

1. How is the proposed use compatible with the goals of the adopted Comprehensive Plan? Section 6.3A.1

We will only erect a tent for 2-3 days when a wedding will take place. (so far 2 this year)

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties? How will the proposed project mitigate potential threat to public health, safety, and welfare? Sec. 6.3A.2

will not propose a threat of any kind

3. Describe how the proposed site development will be designed such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. Section 6.3A.3

None Tent will be in a field next to house

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. Section 6.3A.4

☒ I am aware of the landscaping buffer requirements and will adhere to them.

☐ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. Section 6.3A.6

☐ Applicable (Trip Generation Data attached)

☒ Not Applicable

The information given is correct to the best of my knowledge. Original Signature Required.

Cathy Huang  
Property Owner  
Management

Date

  
Property Owner

4.4.23  
Date



Tent is corrected here



No Signs  
CB





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