



Jefferson County
Board of Zoning Appeals Agenda
Thursday, January 25, 2024 at 2:00 p.m.

Members
Tyler Quynn, Chair
Matthew McKinney, Vice Chair
Steven Guier, Secretary
David Wiegand
Jacob Harris
Mikala Shremshock, Alternate

Meeting Location: County Commission Meeting Room
Located in the lower level of the Charles Town Library (entrance on Samuel Street)
200 East Washington Street, Charles Town, WV 25414

Broadcast Information: ZOOM Meeting ID: 868 6030 9323
ZOOM Meeting Link: <https://us02web.zoom.us/j/86860309323>
Phone Option (Dial by Location): 301-715-8592

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

Election of Officers

Approval of Minutes: December 14, 2023

Public Hearing – Administer Oath

Item #1 File # 23-36-ZV – postponed to February 22, 2024 (from December 14, 2023)

Request: Variance request from Section 9.7 to reduce the front setback along Mahoney Drive from 20' to 4' and to reduce the rear setback along the eastern property line from 12' to 2' for an existing 12' tall fence.
Owner: Guy Chappuis
Parcel Info: 26 Benson Drive, Harpers Ferry, WV
Parcel ID: 04003A00370000; Size: .58 acres, Zoning District: Village

Item #2 File # 24-1-ZV

Request: Variance request from Section 5.7D.2.b.i(b) to allow the required 50% green space to be allocated on each of the individual lots within a proposed five lot cluster subdivision.
Owner: Debra Corbett
Applicant: Mark Stacpoole
Consultant: Josh Beall (real estate broker)
Parcel Info: Vacant parcel on the southeast corner of Huyett Rd and Summit Point Rd, Charles Town, WV
Parcel ID: 06001300050000; Size: 36 ac; Zoning District: Rural

Item #3 File # 24-2-ZV

Request: Variance request from Appendix A to reduce the rear setback from 20' to 18' for a 20' wide screened in porch.
Owner: Beallair Homes, LLC
Parcel Info: Beallair Subdivision, Lot 273, 101 Claymont Hill Street, Charles Town, WV
Parcel ID: 04010A02730000; Size: .209 ac; Zoning District: Residential Growth

Item #4 File # 24-3-ZV

Request: Variance request from Section 5.6B to reduce the distance requirement for an Industrial Use from 1,000' to 400' along the southern property line to allow for the construction of a concrete plant accessory to the quarry operation.
Owner: Millville Quarry, Inc.
Applicant: Diamond Concrete, LLC
Parcel Info: 165 Bradstone Lane, Harpers Ferry, WV
Parcel ID: 04001100220000; Size: 272+ ac; Zoning District: Industrial Commercial

Item #5 File # 24-4-ZV

Request: Variance request from Section 8.10 to allow placement of a staffed model home sales office on Lot 174 and Townhome Lot 21 of the Kings Crossing Subdivision (PC File #21-8-SD).

Owner: DR Acquisitions LLC

Applicant: DRB Group / Attn: Matt Monahan

Parcel Info: Kings Crossing Subdivision, Lot 174 and Townhome Lot 21
Vacant Lots located off Aragon Drive and Armistead Place, Charles Town, WV
Parcel ID: 02001700220000; Size: .219 ac. and .084 ac. (respectively);
Zoning District: Residential Growth

Discussion with possible action re: Submission Deadline Policy (draft)

Discussion with possible action re: Meeting Protocol Preamble (draft)

Zoning Administrator Report

- a. Monthly Zoning Certificate Activity Report

Legal Update

- a. Discussion with possible deliberative session of the following pending lawsuits:
 - 1. Jefferson County Circuit Court Case #CC-19-2022-C-141 (RE: Rippon Solar Energy Facility / File 22-9-CUP) Rockwell v. JCBZA
 - 2. Jefferson County Circuit Court Case #CC-19-2023-C-131 (RE: Williamson Fence / 23-13-ZV) Gallagher c JCBZA and Timothy Williamson
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions.

Meeting: December 14, 2023

- 1. Variance from App. B. Owner: Stephen Patrick Snyder. File: 23-37-ZV.
- 2. Request by Songbird House Assisted Living Residence for a CUP to operate a Nursing or Retirement Home. Owner: Blue Iris LLC and Blue Tulip LLC / Attn: Sharon Hallinan, Manager. Applicant: Songbird House Assisted Living Residence / Attn: Beata Scott. File: 23-10-CUP.