

Jefferson County Board of Zoning Appeals Public Hearing

Meeting Date & Time: **February 22, 2024 at 2:00 p.m.**

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

All requests are pursuant to the Jefferson County Zoning Ordinance.

FILE #: 23-36-ZV

Request: Variance request from Section 9.7 to reduce the front setback along Mahoney Drive; and to reduce the rear setback along the eastern property line for a 12' tall fence.

Owner: Guy Chappuis

Parcel Info: 26 Benson Drive, Harpers Ferry WV

Parcel ID: 04003A00370000; Size: .58 acres; Zoning District: Village

FILE #: 24-1-CUP and 24-5-ZV

Request 1: Request for a Conditional Use Permit to operate a firearms business from an existing dwelling unit (proposed land use designation as listed in Appendix C of the Zoning Ordinance: Retail Sales and Service, General). The applicant anticipates approximately 10-20 customers per month. No employees other than the residents of the property. No signs are proposed (File #24-1-CUP).

Request 2: Variance request from Section 4.6B to eliminate the 75' distance requirement along the north, east, and south boundary lines to operate a homebased federal firearms business from an existing dwelling unit. (File #24-5-ZV).

Owner: William & Kristen McClain

Applicant: Double Tap Arms, LLC

Parcel Info: Sheridan Estates, Lot 135, 374 Lookout Mountain Ct., Harpers Ferry, WV

Parcel ID: 04009D01350000; Size: .42 acres; Zoning District: Residential Growth

FILE #: 24-2-CUP

Request: Request for a Conditional Use Permit to operate an assisted living facility from an existing dwelling unit (proposed land use designation as listed in Appendix C of the Zoning Ordinance: Nursing or Retirement Home). The facility will include up to 32 residents with up to 12 caregivers/employees. All parking will occur on site. No signs are proposed.

Owner: Mark and Jennifer Baldwin

Applicants: Blue Iris LLC / Attn: Sharon Hallinan, Manager

Songbird House LLC / Attn: Beata Scott

Parcel Info: Kristie George Minor Subdivision, Lot B, 1163 Gardners Ln, Shepherdstown, WV

Parcel ID: 09001700090003; Size: 6.63 acres; Zoning District: Rural

FILE #: 24-3-CUP and 24-6-ZV

Request 1: Request for a Conditional Use Permit to operate a tree service business (proposed land use designation as listed in Appendix C of the Zoning Ordinance: Contractor with Outdoor Storage). The proposal consists of constructing a 40' x 60' pole building on a 125' x 150' gravel pad to be used for employee parking and equipment storage, as well as maintenance of company vehicles and equipment. The business would employ up to 10 employees. No customers will come to the property. No signs are proposed. (File #24-3-CUP).

Request 2: Variance request from the following provisions: (File #24-6-ZV)

1. Appendix B and Section 4.11E to utilize existing vegetation in lieu of a planted buffer along the front (southern), side (eastern), and rear (northern) property lines.
2. Appendix B to eliminate the building setbacks and landscaping requirements along the internal property line between Parcels 7 & 7.1 (common ownership).

Advertise One Time: Wednesday, February 7, 2024

Owner: Erik and Cheryl Berndt
Applicant: Viking Tree Service, LLC
Parcel Info: Vacant parcel located northeast of 1227 River Road, Shepherdstown, WV
Parcel ID: 09001000070000; Size: 6 acres; Zoning District: Rural

FILE #: 24-7-ZV

Request: Variance request from Appendix B and Section 4.11 to eliminate the required street tree and landscaping buffer to allow for the expansion of an existing commercial facility (DALB Inc.).
Owner: DALB, Inc. / Ken Steeley
Parcel Info: Burr Industrial Park, Lots 1 & 2, 73 Industrial Blvd., Kearneysville, WV
Parcel ID: 02000200010007; Size: 2 acres; Zoning District: Industrial Commercial

Office of Planning & Zoning files may be reviewed during regular business hours or you may view the Agenda Packet online at www.jeffersoncountywv.org.

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, zoning@jeffersoncountywv.org or call 304-728-3228.

Written submissions to the Board must be received no later than one week prior to the meeting for inclusion in their mailed packet.

Any party desiring a transcript of these proceedings will be responsible for providing a stenographer at their own expense.

By Order of the Jefferson County Board of Zoning Appeals
Tyler Quynn, Chair