

**Jefferson County Board of Zoning Appeals Public Hearing**

Meeting Date & Time: **July 25, 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**

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**File #: 24-23-ZV**

Request: Variance from Section 9.7 to reduce the side setback along the northern property line for a deck.

Applicant: Deborah Lowe

Parcel Info: Nicholas Lowe, Property Owner

272 No Name Ln, Kearneysville, WV 25430

Parcel ID: 07001900180003; Size: .46 acres; Zoning District: Rural

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

Request 1: Request for a Conditional Use Permit to operate a construction company (proposed land use designation as listed in Appendix C of the Zoning Ordinance: Contractor with Outdoor Storage). The proposal consists of constructing a 100' x 100' building and associated gravel area for employee parking and equipment storage. The business may employ up to five (5) employees. On-site customer visits will be minimal. A freestanding business sign in accordance with Article 10 is proposed. (File #24-5-CUP).

Request 2: Variance request from Appendix B and Section 4.11E to utilize existing vegetation in lieu of a planted buffer along all property lines. (File #24-24-ZV)

Owner: Global Environmental & Remediation LLC

Applicant: Raymond Johnson

Parcel Info: Vacant parcel located to the north of the intersection of Middleway Pike and Shirley Road, (formerly addressed as 7367 Middleway Pike), Charles Town, WV

Parcel ID: 07002000090001; Size: ~6 acres; Zoning District: Rural

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**FILE #: 24-6-CUP and 24-25-ZV**

Request 1: Request by Bakerton Market Event Space for a Conditional Use Permit to operate a Special Event Facility in conjunction with the existing Bakerton Market (proposed land use designation as listed in Appendix C of the Zoning Ordinance: Special Event Facility). The proposal consists of hosting a variety of community events such as a flea market, car shows, movie nights, etc. on a weekly, quarterly and annual basis. A picnic area will be provided and alcohol sales/consumption will be permitted. (File #24-6-CUP).

Request 2: Variance request from Section 8.14B.1.a to reduce the minimum lot size for the proposed use from 5 acres to .63 acres and Section 8.14B.1.b to reduce the number of required parking spaces. (File #24-25-ZV)

Owner: Carter & Maple Properties, LLC

Applicant: Bakerton Central, LLC / Attn: Kevin Cueller

Parcel Info: Vacant parcel located south of 834 Carter Ave, Harpers Ferry, WV

Parcel ID: 04003A00230000; Size: ~.63 acres; Zoning District: Village

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Office of Planning & Zoning files may be reviewed during regular business hours or you may view online at [www.jeffersoncountywv.org](http://www.jeffersoncountywv.org).

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, [zoning@jeffersoncountywv.org](mailto: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 the agenda packet that is posted online.

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