

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

Meeting Date & Time: **October 24, 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 #: 24-7-CUP**

Request: Request for a Conditional Use Permit to expand Executive Emergency Lighting's business operations. The applicant is proposing to expand an existing emergency vehicle outfitting and retrofitting professional office, which is designated as a Contractor with Outdoor Storage (see Article 2). The proposal consists of constructing a new 1,200 square foot building to house vehicles and a workshop for the outfitting work.

Parcel Info: Executive Emergency Lighting LLC / Attn: Raymond Muth, Property Owner  
Wilmoth Construction Subdivision, Lot 1, 21 Southpaw Lane, Shepherdstown, WV  
Parcel ID: 09014BWAT10000; Property Size: 2.4 ac; Project Size: 1.4 ac; Zoning District: Rural

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**File #: 24-32-ZV**

Request: Variance from Section 4.6D & Section 8.2 to reduce the distance requirement along the eastern property line from 50' to 12' for a 24'x 30' barn.

Parcel Info: Reiner Castilla Casillo & Lourdes Castillo Santana, Property Owners  
Duncan Minor Subdivision, Lot 2, 414 Kearneysville Pk., Kearneysville, WV  
Parcel ID: 07000300290002; Size: 1 acres; Zoning District: Rural

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**File #: 24-33-ZV and 24-34-ZV**

Request #1: Variance from Section 9.7 to reduce the rear setback from 12' to 6' for a 12' x 20' accessory structure (Shed #1).

Request #2: Variance from Section 9.7 to reduce the rear setback from 12' to 6' for a 12' x 20' accessory structure (Shed #2).

Parcel Info: Mark Johnson, Property Owner  
3292 Old Leetown Pike, Ranson, WV  
Parcel ID: 02000500050000; Size: 1.4 acres; Zoning District: Rural

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**File #: 24-35-ZV and 24-36-ZV**

Request #1: Variance from Section 9.7 to reduce the side setback from 15' to 6' for a 24' x 32' accessory structure (Shed #1).

Request #2: Variance from Section 9.7 to reduce the side setback from 15' to 5' for an existing 12' x 30' accessory structure (Shed #2).

Parcel Info: Joseph Delauter, Property Owner  
58 Keala Dt., Charles Town, WV  
Parcel ID: 06002100010006; Size: 2.86 acres; Zoning District: Rural

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**File #: 24-37-ZV and 24-38-ZV**

Request #1: Variance from Appendix B to reduce the side setbacks for Buildings #1 and # 2 from 25' to 5' for a proposed interior property line of a boundary line adjustment with Parcel 142.

Request #2: Variance from Appendix B to eliminate the site developments standards pertaining to landscaping and parking & drive aisle setbacks for a proposed interior property line of a boundary line adjustment with Parcel 142.

Parcel Info: MC2 Properties LLC / Mark Cerasi, Property Owner  
Building #1: 272 James Burr Blvd, Kearneysville, WV  
Building #2: 65 Steeley Way, Kearneysville, WV  
Parcel ID: 02000101410000; Size: 1.29 acres; Zoning District: Industrial Commercial

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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).

Advertise One Time: Thursday, October 3, 2024

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