

Advertise One Time: Thursday, January 2, 2025

Jefferson County Board of Zoning Appeals Public Hearing

Meeting Date & Time: January 23, 2025 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 #: 25-1-ZV

Request: Variance from Section 9.7 to reduce the rear setback from 12' to 8' to replace an existing 12' x 60' mobile home with a 16' x 60' mobile home.

Parcel Info: Richard A Shiflett Et Al / Attn: William Shiflett, Jr.

41 Prospect Ave, Charles Town, WV

Parcel ID: 02010A01220000; Property Size: .34 ac; Zoning District: Residential Growth

File #: 25-2-ZV

Request: Variance from Appendix B and Section 4.11 to eliminate the required landscape buffer for a proposed 12,000 sf warehouse (Site Plan File #24-8-SP).

Parcel Info: Jefferson Rentals, LLC

Vacant lot on the SW corner of W Burr Blvd. and James Burr Blvd., Kearneysville, WV

Parcel ID: 02000100160017; Property Size: 3.44 ac; Zoning District: Industrial Commercial

File #: 25-1-CUP

Request: Request for a Conditional Use Permit to establish the following land uses: a Convenience Store (dba The Country Store); and, an Automobile Repair, Sales and Service (dba RC Auto Service). The proposal includes continuing the use of the existing grocery store and establishing an auto repair business within an existing metal-frame building. The applicant intends on consolidating the subject parcels to expand the parking area for the proposed land uses. All new signage will comply with Article 10.

Parcel Info: Corey Ramey, Owner

4360 Sulphur Springs Rd and 4378 Sulphur Springs Rd, Kearneysville, WV

Parcel ID: 07001200020002 and 07001200020004; Project Size: 2.12 ac; Zoning District: Rural

File #: 25-2-CUP

Request: 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). All FFL related business will be by-appointment only. No employees other than the residents of the property. No business signs are proposed.

Applicant: QRF Solutions K9 LLC

Parcel Info: Nicolas Russo and Alice Davenport, Owners

1899 Trough Rd., Shepherdstown, WV

Parcel ID: 09000900070006; Project Size: 1 ac; Zoning District: Rural

File #: 25-3-ZV and 25-5-ZV

Request #1: Variance from Section 11.1 to reduce the required number of parking spaces from 25 to 10 for a proposed Nursing Home operating as an Assisted Living Facility for up to 16 residents (#25-3-ZV).

Request #2: Variance from Section 4.10 waive the requirement of a site plan for the installation of a parking lot for a proposed Nursing Home operating as an Assisted Living Facility for up to 16 residents (#25-5-ZV).

Parcel Info: Blue Iris, LLC, Owner

1163 Gardners Ln., Shepherdstown, WV

Parcel ID: 09001700090003; Property Size: 6.63 ac; Zoning District: Rural

Advertise One Time: Thursday, January 2, 2025

File #: 25-4-ZV

Request: Variance from Section 9.7 to reduce the rear setback from 50' to 15' for a 16' x 32' accessory structure.

Parcel Info: Elody & Chris Mackey

Oak Tree East Subdivision, Lot 11, 335 Acorn Cir., Harpers Ferry, WV

Parcel ID: 04000100240008; Property Size: 2.19 ac; Zoning District: Rural

Office of Planning & Zoning files may be reviewed during regular business hours or you may view 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 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