



Jefferson County
Board of Zoning Appeals
Thursday, July 24, 2014, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Christy Huddle
Matt Knott
Ted Schiltz

The Jefferson County Board of Zoning Appeals will meet in the Charles Town Library Conference Room located at 200 East Washington Street, at the side entrance on Samuel Street, in the City of Charles Town, WV. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the May 22 and June 26, 2014 meetings.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request by owner, Leetown United Methodist Church, from Sec 10.2I to permit an animated sign & Sec 10.4C to allow more than 1 sign along the road frontage & to reduce the front setback from 25' to 12', measured from Leetown Rd, for a 4' x 5' sign. Location: 11133 Leetown Rd. Kearneysville, WV. District: Middleway (07); Map 12; Parcel: 14; Size: 1.69 ac; Zone: Rural; File: ZV14-10.
4. **Request postponed until August 28, 2014.** Variance request by owner, Jose I. Osorio, from Section 4.10A to waive the requirement of a site plan to operate a monthly rodeo event with food vendors and grass parking for 100 vehicles on an active farm. Location: 1196 Van Cleavesville Rd, Kearneysville, WV. Shepherdstown (09); Map 15; Parcel: 1.7; Size: 80.15 ac; Zone: Rural; File: ZV14-11.
5. **Request postponed until August 28, 2014.** Variance request by applicant, Sara Lambert, on behalf of the owner, Childs Road Church of God, from Sections 4.11A.1 & 4.11J to reduce the landscaping buffer from 15' to 11'6" and Section 5.7B.2 & Appendix B to reduce the side setback from 50' to 11'6" to construct a 40' x 35' addition. Church contact: Harold Newsome. Location: 3066 South Childs Rd, Kearneysville, WV. District: Middleway (07); Map 21; Parcel: 5.14; Size: 1.61 ac; Zone: Rural; File: ZV14-12.
6. Variance request by applicant, Kevin Clark on behalf of the owners, Elsa and Harold Everling, from Section 5.4B.1 to reduce the rear setback from 20' to 3' for a 15'5" x 21'10" deck on grade. Location: 34 Blakeley Ridge Dr., Charles Town, WV. District: Harpers Ferry (04); Map 10A; Parcel: 41; Size: 3,996 sq. ft.; Zone: Residential Growth; File: ZV14-13.
7. **Request postponed until August 28, 2014.** Request for a Special Exception by owners, Jacob and Tia Collis, under Section 10.5B.3 for a Rural Reception/Event Facility to host farm weddings between March and October for Deerfield Farm Weddings. The applicant is seeking permission to operate the venue outdoors with rental tents during the event only; field parking would be provided for up to 75 cars, with an optional 10 handicap spaces in existing gravel lot; each event will cease by 11:00 p.m. Location: 6732 Scrabble Rd, Shepherdstown, WV. Shepherdstown (09); Map 3; Parcel: 8; Size: 10 ac; Zone: Rural; File: SE14-01.
8. Director's Report.
 - a) Monthly Activity Report
9. Legal Update.
10. Signing of written decisions from prior Board of Zoning Appeals meetings.

- a) Action on the Conditional Use Permit for Middleway Market. The applicant is proposing to lift the nonconforming status from the following existing uses by granting said uses permanent legal status: convenience store, which includes incidental propane service, ABC off-premises packaged alcohol sales, video lottery/game room area & ABC on-premise alcohol service, office/storage area, counter & deli service. The applicant is also seeking to expand and/or add the following: increase the buildable area from 4,841.75 sq. ft. to 6,000 sq. ft.; to include a residential rental unit, to expand from counter & deli service to a restaurant service with alcohol sales and delivery service; and, to permit gas pumps either on-site or in conjunction with a partnership agreement with an adjacent neighbor. Owner: Jefferson Reality, LLC. Location: 4843 Middleway Pike, Kearneysville, WV 25430. District: Middleway (07); Map 19A; Parcels: 14 & 14.16; Size: 1.70 ac; Zone: Rural; File: CP14-01. Meeting date 05/22/14