



Jefferson County
Board of Zoning Appeals
Thursday, November 13, 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 Conference Room located on the second floor of 116 East Washington Street in Charles Town, West Virginia. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the October 23, 2014 meeting.
2. Approval of the 2015 Board of Zoning Appeals Meeting Schedule
3. Swearing in of members of the public intending to provide testimony.
4. Variance request by owners, Frank and Donna Greenwalt, from Sections 9.6C and 9.7 to permit an accessory structure in the required front yard and to reduce the front setback from 25' to 19' for an existing 13' x 30' carport, which was erected without a building permit, to accommodate the mobility needs of his wife. Location: 182 Martin Payne Road, Kearneysville, WV. District: 07; Map 23; Parcel: 13; Size: 1.01 ac; Zone: Rural; File: ZV14-18.
5. Variance request by applicant, Mike Shepp with Allegheny Surveys, PLLC, from Sections 4.11A, 5.8C.2 and Appendix B to eliminate the parking/drive aisle and building setbacks and landscape buffer requirements for internal lot lines only for an All-Inclusive Family Adventure Resort. A Concept Plan for the proposed Resort was approved by the Planning Commission on February 25, 2014. Owners/Developers: Matt & Laura Knott, River Riders, Inc. & Harpers Ferry Holdings, LLC. Location: 408 Alstadts Rd., Harpers Ferry, WV. District: 04; Map 7; Parcels: 10 & 10.1; Map: 9; Parcels: 61, 62, 63, 63.1, 66.1, 69, 70, 72, 73, 71, 74, 75; Size: 45 ac (total); Zone: Residential-Light Industrial-Commercial; File: ZV14-19.
6. Director's Report.
 - a) Monthly Activity Report
7. Legal Update.
8. Signing of written decisions from prior Board of Zoning Appeals meetings.
 - a) Request postponed from July 24, 2014. Request for a Special Exception by Jacob and Tia Collis, owners, under Section 10.5B.3 for a Rural Reception/Event Facility to host farm weddings between March & 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. Mtg date: 08/28/14.
 - b) Correspondence from Peter S. Corum, owner/applicant, on behalf of Morgan's Grove Market (#S12-06) requesting the Board to clarify the available uses for the existing residential rental property located at 3988 Kearneysville Pk., Shepherdstown, WV 25443, without changing the Conditional Use Permit (#CP12-01). The applicant is requesting to temporarily change the use of the residence to a nonresidential, private K-8 school (Morgan Academy) and seeks the Board's determination on the following issues: (a) Under the current CUP, can Morgan Academy use the house as a nonresidential use K-8 school? (b) If yes, can Morgan Academy use the existing well and septic for this use? Mtg date: 08/28/14.

- c) Request postponed from September 25, 2014. Appeal by Appellant William Neufeld of the Acting Zoning Administrator's decision that the Appellant's 15' access adjoining the Stonebrook Subdivision is not a road, which would require a front yard setback. Mtg date: 10/23/14.