



AGENDA
Jefferson County
Board of Zoning Appeals
Thursday, January 17, 2013, 3:00 p.m.

Members
Jeff Bresee, Chair
Christy Huddle, Vice Chair
Edwin Kelly
Tyler Quynn

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) Election of Officers.
- 2) Approval of the 2013 Board of Zoning Appeals Meeting Schedule.
- 3) Approval of the minutes from the December 20, 2012 meeting.
- 4) Swearing in of members of the public intending to provide testimony.
- 5) Variance request by Grant Wetmore, applicant, on behalf of the Bank of Charles Town, property owner, regarding the creation of internal lot lines and their corresponding setbacks for 340 Business Center (04-34) found in Section 4.11-1, with more specific references located in the following sections:
 - i. Section 4.11(A) - Reduce required landscape buffer between commercial uses from 10' to 0';
 - ii. Section 5.6(D)2 - Reduce required 25'/50' building setback (depending on the resulting lot size) between commercial lots to a minimum of 18'; and,
 - iii. Section 5.6(D)5 - Reduce required setback for driveways, parking areas and internal access drives from 10' to 0'

Property location: 99 Cary Lu Circle, Harpers Ferry, WV. District: Harpers Ferry (04); Map: 11; Parcel: 7; Zoned: Residential-Light Industrial-Commercial; Size: 7.97 acres; File: #ZV12-34.

- 6) Variance request by Peter Corum, applicant, on behalf of Twin Oaks Subdivision, LLC and Ed Slonaker, property owners, regarding existing internal lot lines and the required setbacks for Morgan's Grove Market (S12-06) found in Section 4.11-1, with more specific references located in the following sections:
 - i. Section 4.11(A) - Reduce required landscape buffer along side and rear yards from 10' to 0'
 - ii. Section 5.6(D) - Reduce the following yard requirements for an approved commercial use:
 1. Front yard building setbacks: Reduce from 25' to 0'
 2. Side yard building setbacks: Reduce from 50' to 0'
 3. Rear yard building setbacks: Reduce from 50' to 0'
 4. Parking, Driveway and Internal Access Drive Front Setbacks: Reduce from 15' to 0'
 5. Parking, Driveway and Internal Access Drive Side and Rear Setbacks: Reduce from 10' to 0'

Property location: 3988 Kearneysville Pike (Rt. 480). District: Shepherdstown (09); Tax Map: 13; Tax Parcel: 26.1, 26.2, 26.3 and 26.4; Zoned: Rural; Size: 13.69 combined acres; File: #ZV12-35.

- 7) Director's Report.
- 8) Legal Update.
- 9) Signing of written decisions from prior Board of Zoning Appeals meetings.
- 10) Correspondence.

BZA Meeting Parcels

01/17/2013

