



**AGENDA**  
**Jefferson County**  
**Board of Zoning Appeals**  
**Thursday, February 21, 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. Approval of the minutes from the January 17, 2013 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request by applicant, Christopher L. Rankin (Rankin Properties, LLC), from Section 3.2.G to allow for an additional 18-month extension of the Conditional Use Permit for the Shepherdstown Professional Center project (#Z07-03). The Conditional Use Permit expired on January 11, 2013. Property location: the intersection of Rt. 480 and the Rt. 45 Bypass in Shepherdstown, WV. District: Shepherdstown (09); Map: 8; Parcel: 8.1; Zoned: Residential-Growth; Size: 3.56 acres; File: #ZV13-02.
4. Variance requests by applicant, the Bavarian Inn, represented by Richard Klein, Alpha Associates, Inc. from the following sections:
  - i. Section 5.6.D.2: Reduce the side setback for a commercial site greater than 1.5 acres from 50' to 20' (File #ZV13-04)
  - ii. Section 5.6.D.3: Reduce the rear setback for a commercial site greater than 1.5 acres from 50' to 16' (File #ZV13-05)
  - iii. Section 4.6.B: Reduce the side distance requirement for a commercial use adjacent to a residential use from 75' to 20' (File #ZV13-06)
  - iv. Section 4.11.A: Eliminate the 10' screened buffer requirement for a commercial use adjacent to a commercial use (adjacent use is the Bavarian Inn Main Facility) (File #ZV13-07)
  - v. Section 4.6.B.1: Reduce the rear distance requirement for a commercial use adjacent to a commercial use in the Residential Growth Zone from 75' to 16' (adjacent use is the Bavarian Inn Main Facility) (File #ZV13-08)

Property Owner: Asam Enterprises, Inc. Property location: 164 Shepherd Grade Rd, Shepherdstown, WV. District: Shepherdstown Corp. (10); Map: 1; Parcel: 1.1; Zoned: Residential-Growth; Size: 3.891 ac.

5. Director's Report.
6. Legal Update.
7. Signing of written decisions from prior Board of Zoning Appeals meetings.
8. Correspondence.

# BZA Meeting Parcels

02/21/2013

