



AGENDA
Jefferson County
Board of Zoning Appeals
Thursday, July 19, 2012, 3:00 p.m.

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

The Jefferson County Board of Zoning Appeals 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. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the June 21, 2012 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request by property owners, Donald and Tina Lemon, from Section 5.4(B) for a reduction of the rear setback from 20' to 12' to allow for the construction of a 16' x 21' 10" deck with stairs. Property location: Locust Hill Subdivision (Lot 373), 88 Avenel Court, Charles Town, WV. District: Charles Town (02); Map: 13A; Parcel: 464; Size: .325 acres; Zoned: Rural; File: #ZV12-23.
4. Variance request by Mike Wiley on behalf of property owner, Beallair Homes, LLC, from Section 5.4(B) for a reduction of the rear setback distance from 20' to 17' to allow for the construction of a 12' x 16' screened porch. Property location: Beallair Subdivision, Lot 27, Lewis Washington Drive, Charles Town, WV. District: Harpers Ferry (04); Map: 10A; Parcel: 27; Size: 0.229 acres; Zoned: Residential Growth; File: #ZV12-24.
5. Public hearing and action on the Conditional Use Permit application submitted by Wayne and Renee Moore, Developer, for the River Country Store and Deli to establish a general store, restaurant and space for recreational use. Intended uses are to consist of a country store providing general items, a restaurant serving hot and cold food with an ABC license, multiple recreational spaces for game and party rentals, children's play area, seasonal activities (i.e. volley ball, basketball and mini golf), and other associated uses as further described in the application. Property location: 2142 Mission Road, Harpers Ferry, WV. District: Kabletown (06); Map: 6; Parcel: 13; Zoned: Rural; Size: 2.002 acres; File: #CP12-03.
6. Public hearing and action on the Conditional Use Permit application submitted by property owners, Scott Bearup and Carroll Rice, for the Black Bear Camp and RV to establish a primitive camp-ground serving 50 campsites. Intended uses are to consist of primitive camping, hiking, horseback riding and stables, biking, fishing, hunting, tubing, canoeing, rafting, historic tourism, and other associated uses as further described in the application. Property location: 2128 Mission Road, Harpers Ferry, WV. District: Kabletown (06); Map: 6; Parcel: 4; Zoned: Rural; Size: 15.47 acres; File: #CP12-02.
7. Director's Report.
8. Legal Update.
9. Signing of written decisions from prior Board of Zoning Appeals meetings. None.
10. Correspondence.

BZA Meeting Parcels 7/19/2012

