



Jefferson County
Board of Zoning Appeals
Thursday, August 27, 2015, 2:00 p.m.

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

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 Charles Town, West Virginia. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the July 16, 2015 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance from Section 4.10A to waive the requirement of a site plan for a 40' x 35' (1,400 sq. ft.) addition to an existing church to be used for children's ministries. Owner: CrossPoint Church of God. Location: 3066 South Childs Rd, Kearneysville, WV. District: 07; Map: 21; Parcel: 5.14; Zone: Rural; Size: 2.64 ac; File: ZV15-18
4. Variance from Section 5.7B.1 to reduce the front setback from 40' to 14' for a constructed 24' x 32' garage and from Section 9.6C to allow an accessory structure in the required front yard.. Owner: Karen Valentine. Location: 384 Potomac Ridge Ln, Shepherdstown WV. District: 09; Map: 10; Parcel: 9.17; Zone: Rural. Size: 3 ac; File: ZV15-19.
5. Variance from Section 4.10A to waive the site plan requirement; and from Appendix B to reduce the front parking setback from 15' to 0', to allow the construction of a 25' x 120' parking pad to be used as a drop off/pick up area for families awaiting the school bus.. Owner: Locust Hill HOA Inc. Charles Town WV. Location: Locust Hill Subdivision Common Area (Parcel A), Oakmont Dr. District: 02; Map: 13A-4; Parcel: 182; Zone: Rural; Size: .423 ac; File: ZV15-20.
6. Discussion and action regarding the Surety Bond Agreement for the recent All Good Music Festival and Camp Out. Documentation from the Principal shall be provided to the Department of Zoning prior to September 1, 2015 for presentation to the County Commission on September 3, 2015 to determine whether the County has incurred any unexpected costs pursuant to the Bond Agreement. The Board of Zoning Appeals may take action to conditionally terminate this Bond only upon confirmation from the County Commission that the Principal has well and truly performed and fulfilled the obligations required under the approved plans and permits.
7. Director's Report.
 - a) Monthly Activity Report
8. Legal Update.
 - a) William Neufeld Pending Litigation CA #14-C-394
 - b) Shenandoah Air Conditioning & Heating Inc. Pending Litigation CA #15-P-73
 - c) Review and Disposition of Citizens Complaints in relation to the All Good Festival (possible executive session)
9. Discussion with possible deliberative session and signing of draft findings/decisions.

Meeting Date: July 16, 2015 (*see agenda for full item description*)

 - a) Acceptance of the Compatibility Assessment Meeting Staff Report for the Whistling Wind Farm Bed & Breakfast Conditional Use Permit Application. Owner: Laura & David Humphreys. File: (CP15-02).

- b) Discussion and action on the Whistling Wind Farm Bed & Breakfast Conditional Use Permit, a proposed 3-unit bed & breakfast with no changes to the existing structure. File: CP15-02
- c) Variance from Sec. 4.11A.1 and App. B to waive the all landscaping/buffers that are required for an addition and associated parking. Owner: Uvilla United Methodist Church. File: ZV15-15.
- d) Variance from Sec. 5.4B to reduce the side setback from 12' to 3' and the rear setback from 20' to 10' for a 12' x 20' accessory structure. Owner: Bryan & Kelli LaBombard. File: ZV15-16.
- e) Request by The Middleway Conservancy Association Inc. for a Seasonal Use Permit for 'The Battle of Smithfield Anniversary Re-enactment' to operate from August 28-30, 2015. File: ZV15-17.