



Jefferson County
Board of Zoning Appeals
Thursday, September 24, 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 August 27, 2015 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request from Section 9.6C to allow an accessory structure in the required front yard; and, Section 9.7 to reduce the front setback from 25' to 10' to construct a 25' x 28' two car garage. Owner: Jeffrey Schneider. Location: Riverview Subdivision, 277 Country Rd., Harpers Ferry, WV. District: 04; Map: 26; Parcel: 8; Zone: R; Size: 1.732 ac; File: ZV15-21.
4. Variance from Section 9.5B to permit a fence taller than 6' to remain 6' from the property line. Location: Shannondale, Section 14J, Lot 36, 294 Red Bird Ln, Harpers Ferry, WV. District: 04; Map: 23F; Parcel: 36; Zone: R; Size: 0.5011 ac; File: ZV15-22.
5. Director's Report.
 - a) Monthly Zoning Certificate Activity Report
6. 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)
 - d) Whistling Farms Bed & Breakfast Litigation CA # 15-C-209 (possible executive session)
7. Discussion with possible deliberative session and signing of draft findings/decisions.

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

 - a) 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.
 - b) 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.
 - c) Discussion & action regarding the Surety Bond Agreement for the All Good Music Festival.