



Jefferson County
Board of Zoning Appeals
Thursday, October 22, 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 September 24, 2015 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Variance request from Sections 4.11.A.2 & 4.11E, and Appendix B to remove the side and rear landscaping requirements. Owner: Jefferson County Economic Development Authority. Developer: Mark Cerasi
Location: Burr Industrial Park, Lot 41, 81 Steeley Way, Kearneysville, WV. District: 02; Map: 1; Parcel: 141; Zone: IC; File: ZV15-23.
4. Variance request from Section 5B.1 to reduce rear setback from 20' to 15' for a 10' x 18' deck..
Owner: Adam Sperry. Location: Crosswinds Subdivision, 120 Wind Shear Dr., Charles Town, WV.
District: 02; Map: 18A; Parcel: 50; Zone: RG; File: ZV15-24.
5. The Middleway Volunteer Fire Company, Developer, is requesting the following:
 - a) Request for a Special Exception for an outdoor advertising sign per Section 10.5. The sign will be located on a parcel adjacent to the Middleway Volunteer Fire Company (File: SE15-01); and,
 - b) A variance from Section 10.4G & Appendix A to reduce the front setback from 40' to 25' for an outdoor advertising sign for the Middleway Volunteer Fire Company (File ZV15-25) and,
 - c) A variance from Section 9.6C to allow the sign in the required front yard (File ZV15-25).

Property owner: Marshall Edwards, Sr. Location: Southwest corner of the intersection of Leetown Road and Dark Hill Road, Kearneysville, WV. District: 07; Map: 24; Parcel: 2; Zone: R; Size: 81.42 ac.

6. Director's Report.
 - a) Monthly Zoning Certificate Activity Report
7. 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)
8. Discussion with possible deliberative session and signing of draft findings/decisions.
Meeting Date: September 24, 2015 (*see agenda for full item description*)
 - a) 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.
 - b) Variance from Section 9.5B to permit a fence taller than 6' to remain 6" from the property line.
Owner: Loretta Holdaway.