



Jefferson County
Board of Zoning Appeals
Thursday, November 12, 2015, 2:00 p.m.

Members
Tyler Quynn, Chair
Jeffrey Bannon, Vice Chair
Christy Huddle
Matt Knott
Ted Schiltz
Jeff Bresee, Alternate
Craig Foster, 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. Approval of the 2016 Board of Zoning Appeals Meeting Schedule.
3. Swearing in of members of the public intending to provide testimony.
4. Variance request from Section 9.7 and Appendix A to reduce the side setback from 15' to 10' for an addition to a single family residence. Owner: Brett and Anne Basham. Location: 1792 Terrapin Neck Rd, Shepherdstown WV. District: 09; Map: 1 Parcel: 4.3; Size: 2.13 ac; Zone: R; File: ZV15-26.
5. Variance request from Section 4.11A, 5.6D.1, and 5.8C.2 and Appendix B to eliminate the required landscape buffer and the parking and drive aisle setbacks for the internal lot lines proposed on the Jefferson Business Park Associates, LLC Minor Subdivision PC File #15-18 (formerly known as the Alex Chevrolet site). Owner: John Good, Manager, Jefferson Business Park Associates. Consultant: Paul J. Raco, P. J. Raco, Consulting, LLC and Mike Shepp, Allegheny Surveys, PLLC LLC. Location: 1 Chevrolet Drive, Charles Town WV. District: 09; Map: 1 Parcel: 4.3; Size: 2.13 ac; Zone: RLIC; File: ZV15-27.
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) 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.
 - c) Variance request from Sections 4.11.A.2 & 4.11E, and Appendix B to remove the side and rear landscaping requirements.
 - d) Variance request from Section 5B.1 to reduce rear setback from 20' to 15' for a 10' x 18' deck.. Owner: Adam Sperry.
 - e) 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.