

Jefferson County Board of Zoning Appeals Public Hearing

Meeting Date & Time: **December 14, 2023 at 2:00 p.m.**

Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (entrance on Samuel St.)
200 East Washington Street, Charles Town, WV 25414

All requests are pursuant to the Jefferson County Zoning Ordinance.

FILE #: 23-36-ZV

Request: Variance request from Section 9.7 to reduce the front setback along Mahoney Drive from 20' to 4'; and to reduce the rear setback along the eastern property line from 12' to 2' for a 12' tall fence.

Owner: Guy Chappuis

Parcel Info: 26 Benson Drive, Harpers Ferry WV

Parcel ID: 04003A00370000; Size: .58 acres; Zoning District: Village

FILE #: 23-37-ZV

Request: Variance request from Appendix B to reduce the nonresidential side setback requirement from 50' to 8' along the northern property line for a 12' x 28' shed to be used for equipment storage related to an existing landscaping business (Snyder's Property Squad, LLC).

Owner: Stephen Patrick Snyder

Parcel Info: Riverside Subdivision, Sec. 7A, Lot 735, 38 Marcum Lane, Harpers Ferry, WV

Parcel ID: 06002601510000; Size: 1.18 ac; Zoning District: Rural

FILE #: 23-10-CUP

Request: Request by Songbird House Assisted Living Residence for a Conditional Use Permit to operate a Nursing or Retirement Home, as defined in Article 2 of the Zoning Ordinance. The proposal consists of providing homecare for up to 16 residents. The application includes a 560 square foot expansion to increase the existing living space. The facility will have up to four (4) caregivers/employees. All parking will occur on site. No signs are proposed.

Owner: Blue Iris LLC and Blue Tulip LLC / Attn: Sharon Hallinan, Manager

Applicant: Songbird House Assisted Living Residence / Attn: Beata Scott

Parcel Info: Farview Farm, Lot 8, 217 Deer Trail, Shepherdstown, WV

Parcel ID: 09000900350000; Size: 2.52 acres; Zoning District: Rural

FILE #: 23-38-ZV

Request: Variance request from Section 5.6B to reduce the distance requirement for Industrial Uses from 1,000' to 300' along the southern property line to allow for the construction of a replacement asphalt plant accessory to the quarry operation.

Owner: Millville Quarry, Inc.

Parcel Info: 165 Bradstone Lane, Harpers Ferry, WV 25425

Parcel ID: 04001100220000; Size: 272+ ac; Zoning District: Industrial Commercial

Office of Planning & Zoning files may be reviewed during regular business hours or you may view the Agenda Packet online at www.jeffersoncountywv.org.

Questions or Comments may be directed to 116 E. Washington St., Charles Town, WV 25414, zoning@jeffersoncountywv.org or call 304-728-3228.

Written submissions to the Board must be received no later than one week prior to the meeting for inclusion in their mailed packet.

Any party desiring a transcript of these proceedings will be responsible for providing a stenographer at their own expense.

By Order of the Jefferson County Board of Zoning Appeals
Tyler Quynn, Chair