CITY OF CHARLES TOWN
BOARD OF ZONING APPEALS
AGENDA • SEPTEMBER 17, 2024

BZA Meeting **COUNCIL CHAMBERS** **7:00 PM**
101 E Washington Street, Charles Town, WV 25414

I. CALL TO ORDER

II. DETERMINATION OF QUORUM

III. APPROVAL OF MINUTES

III.1 : Minutes of July 16, 2024
DRAFT minutes.pdf

IV. APPROVAL OF FINDINGS OF FACTS AND CONCLUSIONS OF LAW

V. PUBLIC HEARINGS

V.1 : **BA2024-07** - 111,113 W. North Street - Variance request
1. Staff Report.pdf
2. Application.pdf
3. Proposed Lot Division.pdf

VI. CONTINUED CASES

VII. OTHER BUSINESS

VIII. ADJOURNMENT

IX. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas-and-minutes/

Board of Zoning Appeals
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/17/24
Department: Board of Zoning Appeals
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Minutes of July 16, 2024

ATTACHMENTS:

- DRAFT minutes.pdf

CITY OF CHARLES TOWN

BOARD OF ZONING APPEALS

MINUTES • JULY 16, 2024

BZA Meeting **COUNCIL CHAMBERS** **7:00 PM**

101 East Washington Street, Charles Town, WV 25414

DRAFT

1. CALL TO ORDER

Present: Locke Wysong, Chair
Christopher Cox
Patrick Kratovil
Jim Thomas

Staff: James Newman, Zoning Administrator
Mike Funk, Attorney
Georgia Brenneke, Intern
Kim Crosson, Building Permit Technician, Attended Virtually

2. DETERMINATION OF QUORUM

3. APPROVAL OF MINUTES

3.1: Minutes – June 18, 2024

RESULT:	**Approved**
MOVER:	Kratovil
SECONDER:	Thomas
AYES:	Cox, Kratovil, Thomas, Wysong

4. APPROVAL OF FINDINGS OF FACTS AND CONCLUSIONS OF LAW

4.1: BA2024-04 – 854 W. Washington Street – Findings of Fact

Motion to approve findings of fact

RESULT:	**Approved**
MOVER:	Cox
SECONDER:	Kratovil
AYES:	Cox, Kratovil, Thomas, Wysong

5. PUBLIC HEARINGS

5.1: BA2024-05: Special Exception Use at 210 W. North Street

Staff presentation

Seth Rivard, applicant's representative, sworn in.

Rivard presents case and explains the non-conforming nature of the site. Accepts condition of required off street parking. States that there is no neighbor nor public health and safety concern.

No questions from the board, no public comment

Applicant representative proposes both applications be presented and deliberated at the same time, board allows.

5.2: BA2024-06: Variances at Weirick Row

Staff Presentation

Kratovil: Will the lots be identical in size?

Staff: Yes

Rivard comments that neighbors will not be affected, and that balancing the size of the two lots will eliminate the hardship of having an unusable lot.

Thomas: Is the intent to build 2 houses standing at 30 feet wide on these lots to allow for the required side space?

Applicant representative: Yes

Public comment- Fredrick Eoey attends for clarity on the project as his property is across the street. Concerned about utility/land damage during construction and who would be liable if such damage occurs.

Wysong: Any contractor that made an error would be liable. The variance requests are only pertaining to lot size, width, and building height

Staff recommends the speaker contact the Community Development Department for further information if building permits are issued.

Rivard comments that the homes will be connected to existing utility lines on the front of the lots.

Funk states that Lot 71 is not formally in the name of the applicant. The applicant is pursuing formal ownership. Rivard provided additional detail.

Motion to enter deliberation at 7:21 pm

DRAFT

RESULT:	**Approved**
MOVER:	Cox
SECONDER:	Kratovil
AYES:	Cox, Kratovil, Thomas, Wysong

Motion to resume at 7:37 pm

RESULT:	**Approved**
MOVER:	Thomas
SECONDER:	Kratovil
AYES:	Cox, Kratovil, Thomas, Wysong

BA2024-05: Special Exception Use at 210 W. North Street vote

RESULT:	**Approved**
MOVER:	Cox
SECONDER:	Kratovil
AYES:	Cox, Kratovil, Thomas, Wysong

Subject to the condition that on-site parking will be provided for new units based on the requirements of the Subdivision and Land Development Ordinance.

BA2024-06: Variances at Weirick Row vote

RESULT:	**Approved**
MOVER:	Cox
SECONDER:	Kratovil
AYES:	Cox, Kratovil, Thomas, Wysong

6. CONTINUED CASES

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

RESULT:	**Approved**
MOVER:	Kratovil
SECONDER:	Thomas
AYES:	Cox, Kratovil, Thomas, Wysong

Meeting adjourned at 7:40 pm.

DRAFT

Board of Zoning Appeals
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/17/24
Department: Board of Zoning Appeals
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

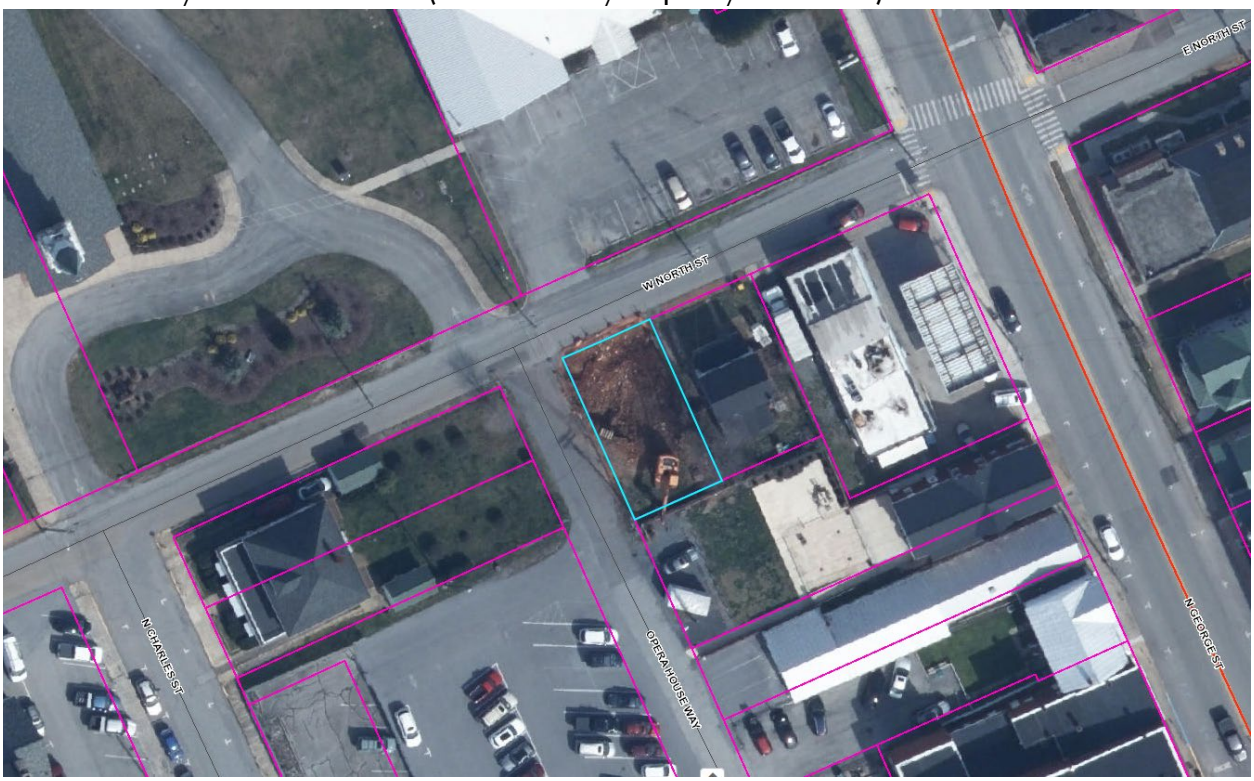
BA2024-07 - 111,113 W. North Street - Variance request

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Proposed Lot Division.pdf

Public Hearing – Variance Request
BA-2024-07

Date: For the September 17, 2024 Board of Zoning Appeals meeting
Applicant: David Leonard
Property Owner: Crystal Yoder
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Location: 111/113 W. North St. (Tax District 3/Map 2A/ Parcel 14)



OVERVIEW

The applicant is requesting variances for lot size and width. This property was the site of a dilapidated duplex structure. As the property is within the Historic Overlay District, the Historic Landmarks Commission approved demolition of the structure and construction of a new duplex following a public hearing on August 14, 2023.

The purpose of the variance is to bring the new-build duplex into conformance with the Zoning Ordinance, which requires that each dwelling unit be on a separate lot. The use of the property as a duplex is permitted by-right.

Applicant requests variances for:

1. **Lot size**. Permitted depth for the proposed lot is 28.8 feet, requested depth is 72 ft. Permitted depth for modified existing lot is 25.3 ft, requested depth is 72 ft.
2. **Minimum lot width**. Required width is 20 feet. Lot width for proposed new parcel is 19.21 ft, with the existing lot width to be 16.89 ft.

OLD TOWN MIXED USE COMMERCIAL ZONING DISTRICT

The Zoning Ordinance describes the Old Town Mixed Use Commercial (OT-MUS) District as:

Purpose: The purpose of the OT-MUC District is to recognize the diversity of existing Uses and provide for a wide range of Uses in a manner that strengthens Charles Town's urban core, contributes to its historic character, minimizes impacts on adjacent land Uses, and provides connections to annexed properties. The OT-MUC District shall include the areas formerly consisting of NC, OR, GC, CBD, and I Districts. The OT-MUC District will accommodate the Uses previously allowed in the individual districts because the OT-MUC District is designed to provide the flexibility and variety in one Zoning District that was previously provided by five districts.

The OT-MUC District ***furthermore fosters a greater opportunity for creative Infill Development*** *and Redevelopment by encouraging a mix of Uses compatible with existing and neighboring properties and* ***providing housing*** *and business Uses in locations* ***where City services are available****. The intent is also to encourage interaction among activities located within the OT-MUC District, to enhance business vitality, reduce vehicular traffic, increase access to and the use of transit services, provide employment opportunities for residents close to home,* ***ensure the compatibility*** *with each of the Commercial and residential* ***Uses****, ensure that the appearance and effects of Buildings and Uses are harmonious with the character of the area in which they are located by:*

1. ***Allowing a diversity of Uses*** *in close proximity in the OT-MUC District within a limited area,* ***including residential****, retail, office, and industrial;*

2. Preserving and restoring the overall character of the OT-MUC District;

3. Promoting a balance of land Uses;

4. Promoting the opportunity for people to work, interact, shop, dine, and utilize business and public services in the vicinity of their residences;

5. Providing opportunities for the development of affordable housing;

6. Providing opportunities for a mixture of Uses in the same Building;

7. Promoting a positive pedestrian environment in the OT-MUC District;

8. Facilitating integrated physical design;

9. Promoting a high level of design quality;

10. Encouraging the development of flexible space for small and emerging businesses;

11. Facilitating development proposals responsive to current and future market conditions; and

12. Encouraging the development of Open Spaces and Parks within the OT-MUC District to accommodate workers, residents, pedestrians and shoppers

The table on the next page shows the regulations for development in the OT-MUC zoning district:

Table 1322.12, OT-MUC District Bulk and Area Regulations

Maximum Density	No Requirement
Minimum Lot Size	2' width to 3' depth Ratio
Minimum Lot Width	20 feet
Minimum Front Yard Setback	0 feet or Front Setbacks shall be more than the average Setbacks of three Adjacent Properties to each side.[2]
Minimum Side Yard Setback	0 fee (20 feet where adjoining a residential district)
Minimum Rear Yard Setback	No Requirement
Maximum Lot Coverage	90 percent
Minimum Required Open Space	No Requirement
Maximum Building Height	55 feet
Maximum Stories	4 stories

(1) Legal Non-conforming Structures that are destroyed by fire and/or natural disaster are permitted to be rebuilt in their previous area and bulk configuration.

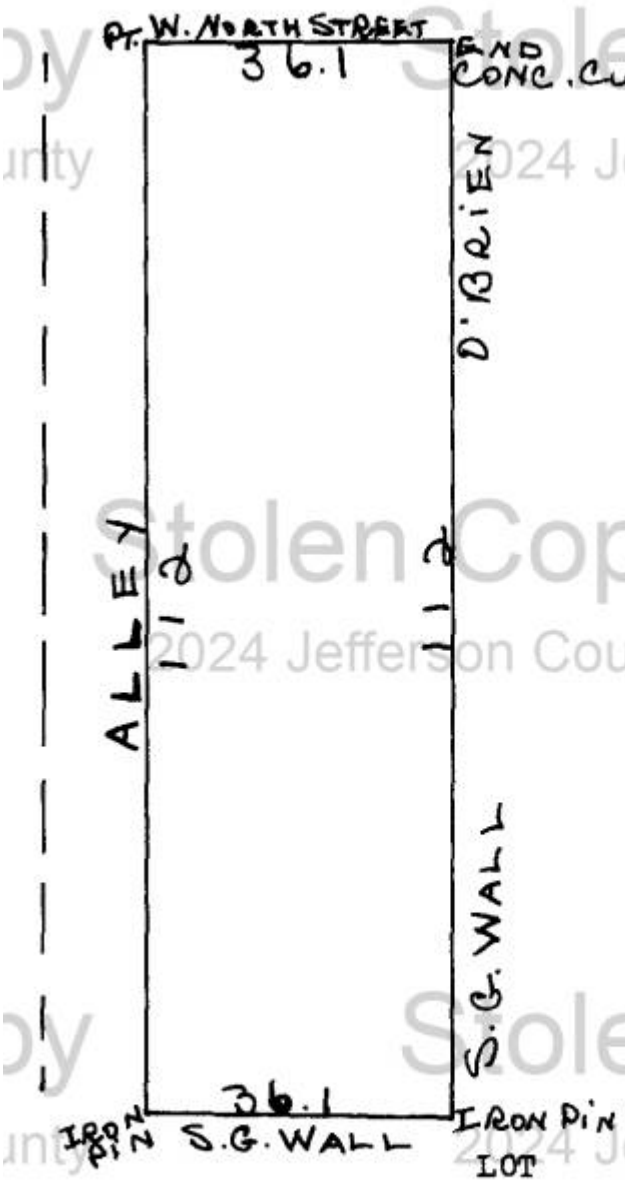
(2) In situations where there are not three (3) contiguous properties to either side of the subject property, where possible, reviewing the front setbacks in the next block on the same side of the street shall be considered. In locations where there are no structures in the contiguous block or if the block pattern changes significantly, the intent and spirit of the Zoning Ordinance is to maintain consistency and compatibility within the block where the structure is to be located. Examining the front setbacks across the street from the subject parcel is a reasonable alternative in so much that compatibility within the block is maintained. Discretion in determining the front setback to achieve the character and compatibility resides within the duties of the Zoning Administrator.

DEFINITION

The applicant is building a duplex on the site. That use is defined in the Zoning Ordinance as:

DWELLING, DUPLEX – A Building located on two Lots and containing two individual Dwelling Units that are attached, but on separate Lots.

EXISTING LOT



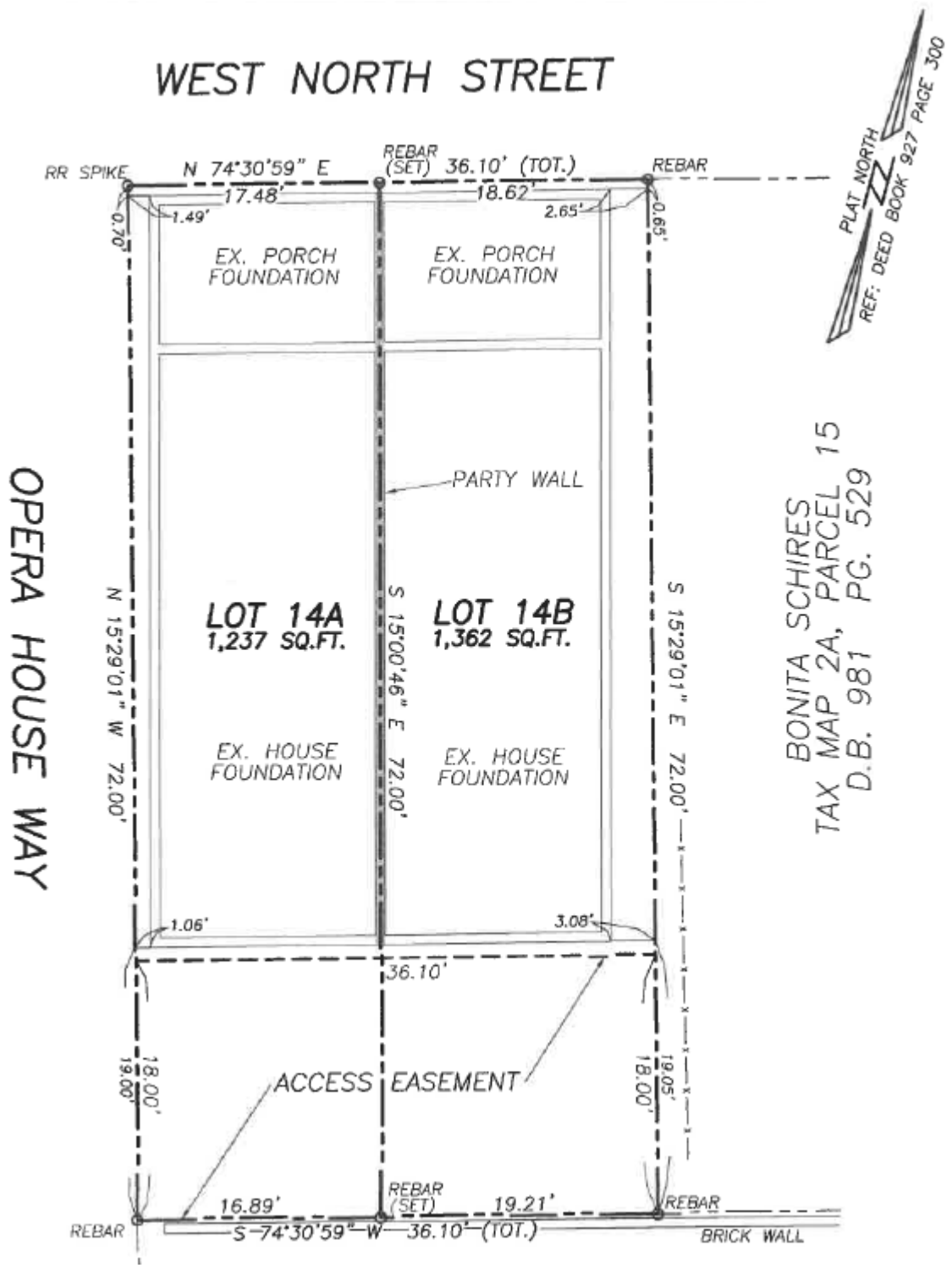
W. North Street Charles-Town, W. Va.

S. G. Wall to Nathaniel Gray

1"::20' May 16, 1945.

Stolen Copy 2024 Jefferson County

PROPOSED LOT DIMENSIONS



VARIANCES

A variance is a relaxation of the terms of the Zoning Ordinance where the Board of Zoning Appeals makes the findings specified in Zoning Ordinance Section 1321.11; a deviation from the minimum standards of the Zoning Ordinance and shall not involve permitting land Uses that are otherwise prohibited in the Zoning District nor shall it involve changing the Zoning District classification of a parcel of land. W.Va. Code Chapter 8A-7-11.

REVIEW CRITERIA

In order to issue a Variance, the Board must make the following written findings regarding the following:

A. *Will not adversely affect the public health, safety or welfare, or the rights of Adjacent Property Owners or residents;*

This property was the site of a duplex which fell into disrepair and needed to be demolished. The applicant is in the process of a building a new duplex. The applicant seeks to make the site more conforming to its use by dividing it into two lots, with the lots split down the party wall line of the duplex structure. The proposed lot size and width changes will not impact adjacent property owners as there are no changes to the required setbacks.

B. *Arises from special conditions or attributes which pertain to the property for which a Variance is sought and which were not created by the Person seeking the Variance;*

The property previously had a duplex on it, though it was on one lot. The applicant seeks to build a new duplex and bring the property into conformance with the overall requirement that each unit be on its own parcel.

C. *Would eliminate an Unnecessary Hardship and permit a reasonable Use of the land;*

Having a duplex on one lot leads to issues with selling and purchasing the units, which are separate from each other. The variances will allow each unit to be on their own lot.

D. *Will allow the intent of the Zoning Ordinance to be observed and substantial justice done.*

The variances would eliminate a hardship by allowing for a duplex to exist on two lots as opposed to one, meeting the intent of the Zoning Ordinance.

CONCLUSION

The applicant is seeking the following variances:

	Required	**Proposed**	**Variance**
Minimum lot width	20 ft.	Lot A – 16.89 ft Lot B – 19.21 ft.	Lot A – 3.11 ft. Lot B - .79 ft./9.48 inches
Minimum lot size	2 ft. width to 3 ft. depth	72 ft.	Lot A- 46.7 ft. Lot B- 43.2 ft.

RECOMMENDATION

Approval.

BZA Variance No. _____

RECEIVED
JUL 02 2024
BY: VB

Board of Zoning Appeals

Application for Variance

To assist staff in the review of a variance application to the Board of Zoning Appeals (BZA), the applicant must supply all of the information contained in this application form. This application must be signed by **all owners** of the real estate which is the subject of the application. The owners may designate one or more professional agents to represent them in the application process using the spaces provided on this form.

Incomplete applications will be subject to scheduling delay. Applicants are encouraged to meet with staff prior to filing. A public hearing will be scheduled within 45 days of the receipt of a completed application.

Approval of a variance by the BZA does not relieve the applicant from other requirements including, but not limited to, signs, building, zoning and use permits or site plans.

As part of this application, the following must be provided:

1. $150.00 Application Fee.
2. A plat or building location survey of the subject property drawn to scale (see requirements below on Page 3).
3. As applicable, Building Permit, Zoning Permit, and Sign Permit Applications. Site plans (where applicable) may be submitted after the BZA application has been approved at the public hearing.

It is the **applicant's responsibility** to make a good-faith effort to provide the Zoning Administrator, as applicable, with a current list containing the accurate names and mailing addresses of all interested parties. For purposes of this provision, "interested parties" shall mean Landowners of Adjacent Property. The applicant shall provide the addresses in order to comply with Section 1321.10.G of the Zoning Ordinance.

Legal Notices

The following shall occur at least 15 days prior to the Public Hearing: notice of the hearing shall be advertised by the Board of Zoning Appeals as a Class I legal advertisement in the local newspaper, posting of a sign upon the property, and letters to adjacent and confronting land owners within 100 feet of the subject property.

Definition of a Variance

A variance is a deviation from the minimum standards of the zoning ordinance and shall not involve permitting land uses that are otherwise prohibited in the zoning district nor shall it involve changing the zoning classifications of a parcel of land.

The Charles Town Zoning Ordinance

A relaxation of the terms of the Zoning Ordinance where the Board of Zoning Appeals makes the findings specified in Section 1321.11(E)(3); a deviation from the minimum standards of the Zoning Ordinance and shall not involve permitting land Uses that are otherwise prohibited in the Zoning District nor shall it involve changing the Zoning District classification of a parcel of land. W.Va. Code Chapter 8A-7-11.

The West Virginia State Code

Section 8A-7-11 of the Code of West Virginia further provides that:

The Board of Zoning Appeals shall grant a variance to the Zoning Ordinance if it finds that **all** of the following can be met and the variance:

1. Will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
2. Arises from special conditions or attributes which pertain to the property for which a variance is sought and which were not created by the person seeking the variance;
3. Would eliminate an unnecessary hardship and permit a reasonable use of the land; **and**
4. Will allow the intent of the zoning ordinance to be observed and substantial justice done.

BZA Variance No. _____

Plat Requirements

A plat or building location survey must contain the following information in order for the property to be thoroughly evaluated for conformance with all City Ordinances:

1. Plat must be drawn to scale.
2. Name of Engineer, Surveyor, or Architect who prepared plat.
3. Signature and Seal of Engineer, Surveyor, or Architect.
4. Date of plat and dates of any revisions.
5. Legend/Table on plat listing the following:
   a. Zoning of Subject Parcel
   b. Zoning of Subject Parcel
   c. Tax Map and Parcel Number
   d. Parcel Address
   e. Owner/Applicant's name and address
   f. Scale
6. North Arrow.
7. Parcel boundaries showing bearings and distances.
8. Size of parcel.
9. Location and dimensions of all existing and/or proposed buildings including accessory structures and additions.
10. Height and number of stories for all structures, if applicable.
11. Location of existing and/or proposed easements and well and septic where applicable.
12. Location of Floodplain where applicable.
13. Parking spaces/parking lots with calculations showing what is required and proposed, if applicable.
14. All setbacks in table format and drawn on the plat including what is required versus what is existing/proposed.
15. Landscaping as required in the Zoning Ordinance, if applicable.
16. Names of adjacent streets.
17. Tax Map/Parcel numbers and uses for all adjacent parcels, including those across the street/road.
18. List with any documentation of any previously approved variances, special exceptions, appeals, court decisions, conditions, proffers, or waivers granted for the subject property.
19. Any additional items deemed necessary by the Zoning Administrator.

BZA Variance No. _____

1. DATE July 1st, 2024

2. APPLICANT'S NAME* David Leonard

   Address: 36 Bakerton Rd. Harpers Ferry, WV 25425

   Telephone Number (304)671-4085 Fax Number ( )

   Email Address david.brickstreet@gmail.com

3. PROPERTY OWNER'S NAME Crystal Yoder

   Address: 111 W. North St. Charles Town, WV 25414

   Telephone Number (304)283-8771 Fax Number ( )

   Email Address crystal.craig32@yahoo.com

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (List all parcels that apply)

   Property Address: 111 & 113 W. North St. Charles Town, WV 25414

   Tax Map # and Parcel(s): 2A Parcel 14

   Deed Book and Page #: Deed Book 1294 Page 49

   Property Area in Square Feet or Acres: 2,599 sq. ft.

5. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

   The property was formerly a Duplex and zoned as Old Town mixed use commercial

6. DESCRIPTION OF THE PROPOSED USE(S) OF THE PROPERTY: (Include the hours of operation and the activities to be conducted on the site. Be as specific about your proposed use as possible.)

   We are constructing a duplex on the property.

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

BZA Variance No. _____

7. DESCRIPTION OF ANY PROPOSED WORK TO BE DONE TO THE PROPERTY: (i.e. – building additions, ADA compliance, etc.)

   We are constructing a duplex on the property.

8. DESCRIPTION OF THE VARIANCE REQUEST:

   We are requesting a variance from the 20 foot lot width minimum.

9. LIST THE APPLICABLE SECTION(S) OF THE ZONING ORDINANCE FROM WHICH THE VARIANCE IS REQUESTED:

   1322.12

10. IS THIS REQUEST CONSISTENT WITH THE PURPOSE AND INTENT OF THE CITY OF CHARLES TOWN ZONING ORDINANCE? Why or why not?

    Yes. We are constructing a Duplex where there was once a duplex already.

    Construction will be consistent with materials approved by the Historical Committee.

11. IN YOUR OPINION, WOULD THE VARIANCE ADVERSELY AFFECT THE PULIC HEALTH, SAFETY OR WELFARE, OR THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS?

    No, the variance will not adversley affect the public health, safety or welfare, or the rights of

    adjacent property owners or residents

BZA Variance No. _____

12. IN YOUR OPINION, EXPLAIN HOW THE VARIANCE REQUEST ARISES FROM SPECIAL CONDITIONS OR ATTRIBUTES WHICH PERTAIN TO THE PROPERTY FOR WHICH A VARIANCE IS SOUGHT AND WHICH WERE NOT CREATED BY THE PERSON SEEKING THE VARIANCE:

The property is 36.1' wide. We a requesting a Variance for a lot that is less than 20' wide

13. IN YOUR OPINION, HOW WOULD GRANTING THE VARIANCE ELIMINATE AN UNNECESSARY HARDSHIP AND PERMIT A REASONABLE USE OF THE LAND?

We are eliminating hardship by deeding each lot with each side of the duplex

and by deeding each lot with each side, each unit could be sold seperately.

Also, see attachment of hardship in generational inheritance due to the lot not be divided

14. IN YOUR OPINION, WOULD THE VARIANCE ALLOW THE INTENT OF THE ZONING ORDINANCE TO BE OBSERVED AND SUBSTANTIAL JUSTICE DONE?

Yes

15. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

☑ No

BZA Variance No. _____

16. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
Historical Appropriateness Application: Demo and New Construction, Approved, 1/18/2024			

17. INTERESTED PARTY ADDRESSES, FOR PUBLIC NOTICE (including across street) (Interested parties are defined as adjacent properties within 100 feet).

Owner	# and Street	City, State, Zip
Bonita Schires	107 W. North St	Charles Town, WV 25414
Jefferson Group, LLC	212 N George St.	Charles Town, WV 25414
Weese Rentals, LLC	213 North Charles St	Charles Town, WV 25414
Asbury United Methodist	0N Charles St.	Charles Town, WV 25414

BZA Variance No. _____

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1321 and relevant provisions of the Charles Town Zoning Ordinance outlining the City's Board of Zoning Appeals application and approval procedures.

Signature of Applicant

David Leonard, Member Date 07/01/2024

Signature of Owner(s) (If different than Applicant)

Troy Yoder (Jul 1, 2024 13:32 EDT) Crystal Yoder (Jul 1, 2024 15:47 EDT) Date 07/01/2024 07/01/2024

Please submit an original completed petition to the following:

Zoning Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Zoning District: _____

Fee: $_____ Check No._____ Receipt No._____

BZA Hearing Date:_____ Decision:_____

Comments:_____



VICINITY MAP ~ NTS

GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON CHARLES TOWN CORPORATION, TAX MAP 2A, PARCEL 14.

2. A PORTION OF THE PROPERTIES SHOWN HEREON ARE LOCATED IN A 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAP 54037C 0136E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009. THE REMAINING PORTIONS OF SAID PROPERTIES ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. NO TITLE REPORT FURNISHED.

TOWN OF CHARLES TOWN

SEAL

SUBDIVISION ADMINISTRATOR _____ DATE _____

THE SOLE PURPOSE OF THIS SIGNATURE IS TO PROVIDE COMPLIANCE WITH WV CODE, CHAPTER 39-1-16.

STATEMENT OF ACCEPTANCE

THE OWNER/DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS AND SPECIFICATIONS PROVIDED HEREON.

CRYSTAL D. YODER _____ DATE _____

TROY YODER _____ DATE _____

SURVEYOR'S CERTIFICATION

I, MICHAEL S. ROBERTS, A WEST VIRGINIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS SEALED PLAT IS ACCURATE, COMPLETE AND REASONABLY MEETS OR EXCEEDS MINIMUM ACCEPTABLE SURVEYING STANDARDS AND THOSE STATE AND OR COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE; THAT THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:7,500 OR BETTER.

MICHAEL S. ROBERTS, P.S. _____ DATE _____

MICHAEL S. ROBERTS LICENSED No. 799 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT
YODER MINOR SUBDIVISION AND ACCESS EASEMENT

PROPERTY OF

CRYSTAL D. YODER AND TROY YODER

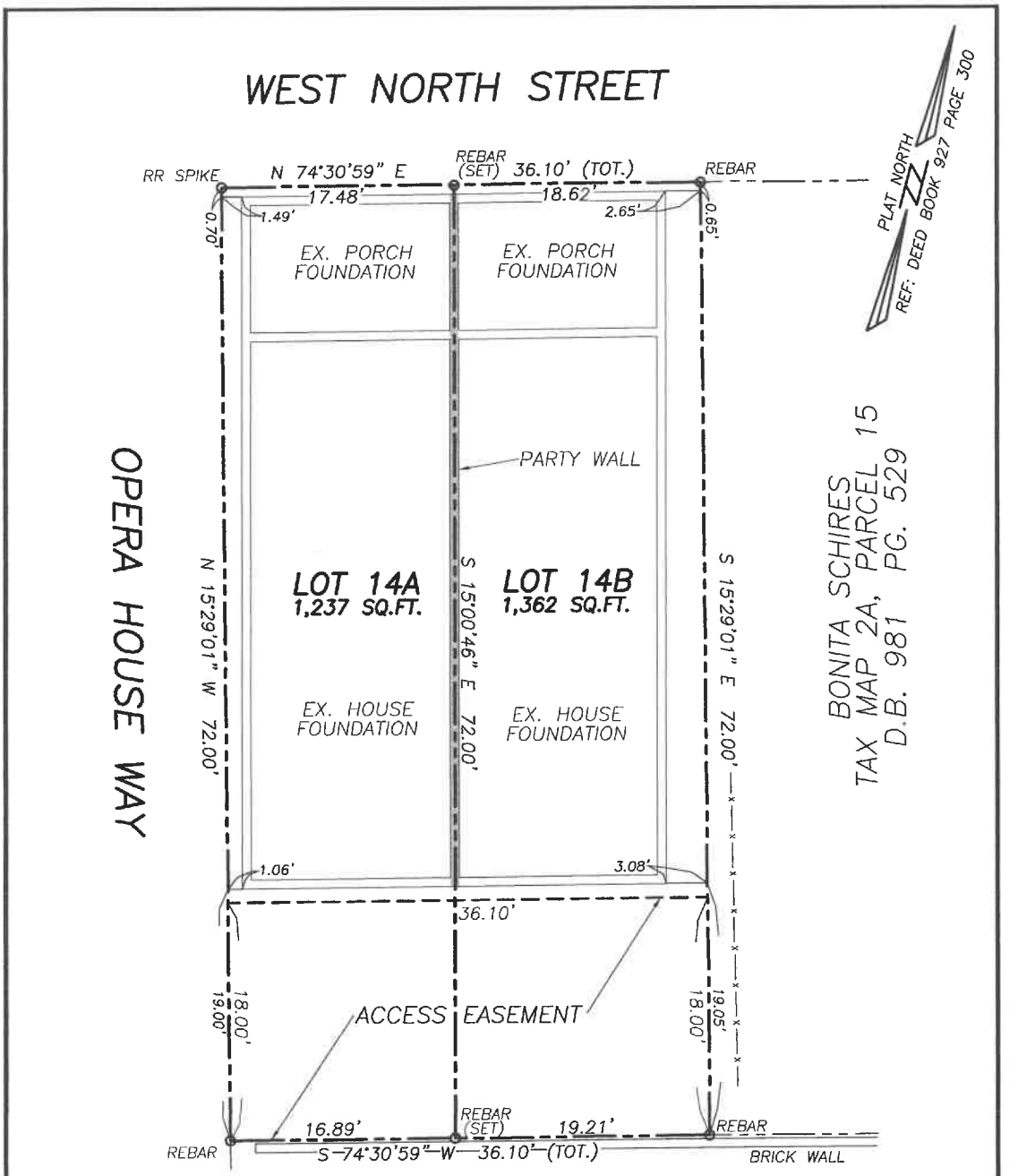
DEED BOOK 1294 PAGE 49 – TAX MAP 2A, PARCEL 14

TOWN OF CHARLES TOWN ~ JEFFERSON COUNTY, WV

DATE: 12-12-23
DRAWN: MSR
CHECKED: MSR
SCALE: 1"=20'

ROBERTS LAND SURVEYING
2068 PALMER ROAD – HEDGESVILLE, WV 25427
304.671.5406 miker002395@frontier.com

(DWG. # 23-100)



AREA TABULATION:

ORIGINAL PARCEL	
PARCEL 14	2,599 SQ.FT.
SUBDIVISION PARCELS	
LOT 14A	1,237 SQ.FT.
LOT 14B	1,362 SQ.FT.
TOTAL	2,599 SQ.FT.

DATE: 12-12-23
DRAWN: MSR
CHECKED: MSR
SCALE: 1"=20'

ROBERTS LAND SURVEYING
2068 PALMER ROAD – HEDGESVILLE, WV 25427
304.671.5406 miker002395@frontier.com

(DWG. # 23-100)