CITY OF CHARLES TOWN

BOARD OF ZONING APPEALS
AGENDA • AUGUST 19, 2025

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 : DRAFT July 15 Minutes
1. Draft Minutes.pdf

IV. APPROVAL OF FINDINGS OF FACTS AND CONCLUSIONS OF LAW

IV.1 : **BA2025-02** - 525 S. Samuel St. - *Variance*
Findings of Fact.pdf

V. PUBLIC HEARINGS

V.1 : **BA2025-03**: 1 Onyx Lane - *Variance*
1. Staff Report.pdf
2. Application.pdf
3. Survey.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_minutes.php

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

Meeting: 08/19/25
Department: Board of Zoning Appeals
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT July 15 Minutes

ATTACHMENTS:

- 1. Draft Minutes.pdf

CITY OF CHARLES TOWN

BOARD OF ZONING APPEALS

MINUTES • July 15, 2025

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

101 East Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Locke Wysong, Chair
Christopher Cox
Jim Thomas
Anita Finkelstein

Staff: James Newman, Zoning Administrator
Stephanie Grove, Attorney

2. DETERMINATION OF QUORUM

3. APPROVAL OF MINUTES

3.1: Minutes – May 20, 2025

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

4. APPROVAL OF FINDINGS OF FACTS AND CONCLUSTIONS OF LAW

4.1: SE2025-01: Somerset Blvd – Self Storage Facility

Motion to approve the findings of facts and conclusions of law:

RESULT:	**Approved**
MOVER:	Finklestein
SECONDER:	Cox
AYES:	Cox, Thomas, Finkelstein, Wysong

5. PUBLIC HEARINGS

5.1: BA2025-02 – 525 S Samuel St - Variance

Staff presentation.

DRAFT

Applicant George Childs: Stated that they now have their mother-in-law living with them and want to make living space for her. If the location was kept to the setbacks it would block light reaching their main house. Stated that they have neighbor support.

Joseph Cooper, neighbor: Stated that he is on opposite side of alley and does not have an issue with the garage location. In support of the proposal.

A letter from Art & Patricia Hunter was read in support of the variance request.

Motion to enter deliberation at 7:10 pm

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

Motion to resume at 7:16 pm

RESULT:	**Approved**
MOVER:	Thomas
SECONDER:	Finklestein
AYES:	Cox, Thomas, Finkelstein, Wysong

Motion to approve BA2025-02 variance as presented by staff and represented by the applicant:

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

6. CONTINUED CASES

None.

7. OTHER BUSINESS

None.

8. ADJOURNMENT

Adjournment at 7:18 pm

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

DRAFT

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

Meeting: 08/19/25
Department: Board of Zoning Appeals
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

BA2025-02 - 525 S. Samuel St. - *Variance*

ATTACHMENTS:

- Findings of Fact.pdf

BEFORE THE BOARD OF ZONING APPEALS
OF THE CITY OF CHARLES TOWN, WEST VIRGINIA

In re: Docket No. BA 2025-02 – Application for Variance by George Childs

FINDINGS OF FACT, CONCLUSIONS OF LAW, & DECISION

This matter came before the Board of Zoning Appeals at regular meeting held on the 15th day of July 2025, for public hearing upon the application for a Variance filed by George Childs (the "Applicant"), who also owns the property. Board members present were Chairman C. Locke Wysong, Jr., James Thomas, Jr., Christopher Cox, and Anita Finkelstein, being a quorum. Also present were the City's Zoning/Subdivision Administrator, James Newman, and the City Attorney, Stephanie Grove.

From a review of the record and confirmation by staff upon request, the Board found that proper notice was given of this hearing by publication and posting of the subject real property in accord with the Charles Town Zoning Ordinance.

The Applicant came before the Board requesting a Variance pursuant to **Sections 1321.11 (E) and 1322.11 OT-R of the Zoning Ordinance** with respect to the minimum rear and sideyard setback of 20 feet to 10 feet and 10 feet to feet respectively, as specified in **Section 1322.11, Old Town Residential (OT-R) District**, and **Table 1322.11, OT-R District Bulk and Area Regulations, of the City of Charles Town Zoning Ordinance**. The subject real property consists of a vacant lot and is located in the Charles Town Corporation District on Tax Map 3, Parcel 50.

The Board first heard the presentation of the City's Zoning/Subdivision Administrator, James Newman, who reviewed the contents of the written report of the City's staff, a copy of

which is contained in the Agenda Packet for the meeting and made part of the record in this matter, and explained the basis of staff's determination that the Variance sought by the Applicant satisfies the requirements of Section 1322.11(E)(3) of the Zoning Ordinance. Mr. Newman noted that the Applicant requested the variance to build a garage with a second floor living space. Mr. Newman also reviewed the purposes of the Old Town Residential District, noting that the purpose of the district is to recognize existing, older residential neighborhoods characterized by smaller lots and setbacks. Staff recommended approval of the requested variances.

The Board had no questions for Mr. Newman.

The Property Owner, George Childs, was next sworn in and testified. He provided an overview of the project indicating that the applicant wished to construct a garage with second floor living space to provide space to care for an aging parent. The Applicant indicated that keeping the structure within the defined setbacks would place it too close to the existing home on the property. Additionally, the Applicant testified that all four of his neighbors indicated that they did not object to a reduction of the setbacks.

Joseph Cooper, a neighbor on the opposite side of the alley was next sworn and testified. Mr. Cooper stated that he did not object to the proposed variance and supported the request.

A letter from Art and Patricia Hunter in support of the variance request was read into the record,

Upon completion of the taking of testimony and argument, the Board closed the public hearing and adjourned into executive session for deliberation.

After completing its deliberation and returning to open session, by motion duly made by Board Member Cox and seconded by Board Member Thomas, the Board determined, by a vote of four (4) in favor and zero (0) opposed, that, in accordance with Section 1321.11(E)(3) of the Zoning Ordinance, the requested Variance should be granted, as presented, for the reasons set

forth below.

FINDINGS OF FACT

The Board hereby finds as follows:

1. The Variance will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents. The setback reduction will allow the property to be used for a purpose in conformity with the surrounding neighborhood and the architectural design and construction materials are in keeping with the residential design of the surrounding neighborhood.

2. The Variance arises from special conditions or attributes which pertain to the subject real property and which were not created by the Applicant. Placing the proposed structure within the required setbacks will place the structure too close to the existing home, blocking the natural light and eliminating a significant portion of the yard. The Variance will maintain the functionality of the yard and place the structure further away from the home.

3. The Variance will eliminate an unnecessary hardship and permit a reasonable use of the land. The construction of an accessory structure which will contain living space will allow the Applicant enough room on his property to care for an aging parent. Construction of an accessory structure is a reasonable use of the land in a residential neighborhood.

4. The Variance will allow the intent of the Zoning Ordinance to be observed and substantial justice done. The OT-R district is designed to protect the character of older existing residential neighborhoods that already contain smaller lots and smaller setbacks. The proposed variance will maintain the character of the OT-R district while allowing a reasonable use of the land.

5. The written report of Staff methodically details precise reasons why the Variance should be granted in accord with the requirements of 1321.11(E)(3) of the Zoning Ordinance, which written report has been carefully reviewed and considered by the Board, and the Board hereby adopts such reasons in their entirety and incorporates the same herein.

CONCLUSIONS OF LAW

Based upon the foregoing findings and for the reasons stated herein and based upon staff's recommendations, testimony presented, information contained in the Agenda Packet[1], and the discussion on the record, the Board, by a vote of four (4) in favor and zero (0) opposed, determines that Applicant's requested Variance satisfies the requirements of Section 1321.11(E)(3) of the Zoning Ordinance and should be granted. The Board hereby certifies that the Variance granted is the minimum variance that will make possible the reasonable use of the subject real property.

WHEREFORE, the Board hereby GRANTS the requested Variance, as presented and contemplated in the application, the public hearing, and herein, to allow for a reduction of the side setback requirements from 10 feet to 5 feet and the read set back from 20 ft to 10 ft.

This Decision is entered as of the date set forth below. Any person adversely affected by

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[1] In reviewing an application, the Board considers as true and accurate the representations of factual circumstances contained in the application and supporting documentation (the "Application Packet"). No action or decision of the Board shall be deemed its verification of any such representation or its approval of any conditions that actually exist but are not accurately represented in the Application Packet.

Except as expressly provided otherwise herein, the Board's actions and decision are (i) premised and conditioned upon the truth and accuracy of the representations contained in the Application Packet and (ii) strictly limited to the uses, structures, and undertakings proposed for the subject real property in the Application Packet.

The Applicant/Owner is responsible for ascertaining all relevant facts prior to undertaking activities upon the subject real property. In the event of uncertainty, the Applicant/Owner is advised to obtain an accurate survey of the subject real property, seek legal advice, or take other action, as appropriate, to resolve the uncertainty before undertaking activities upon the subject real property. Failure to do so is at the risk of the Applicant/Owner.

this Order may appeal same by Petition to the Circuit Court of Jefferson County within thirty (30) days of receipt hereof.

Entered

C. Locke Wysong, Jr., Chairman

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

Meeting: 08/19/25
Department: Board of Zoning Appeals
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

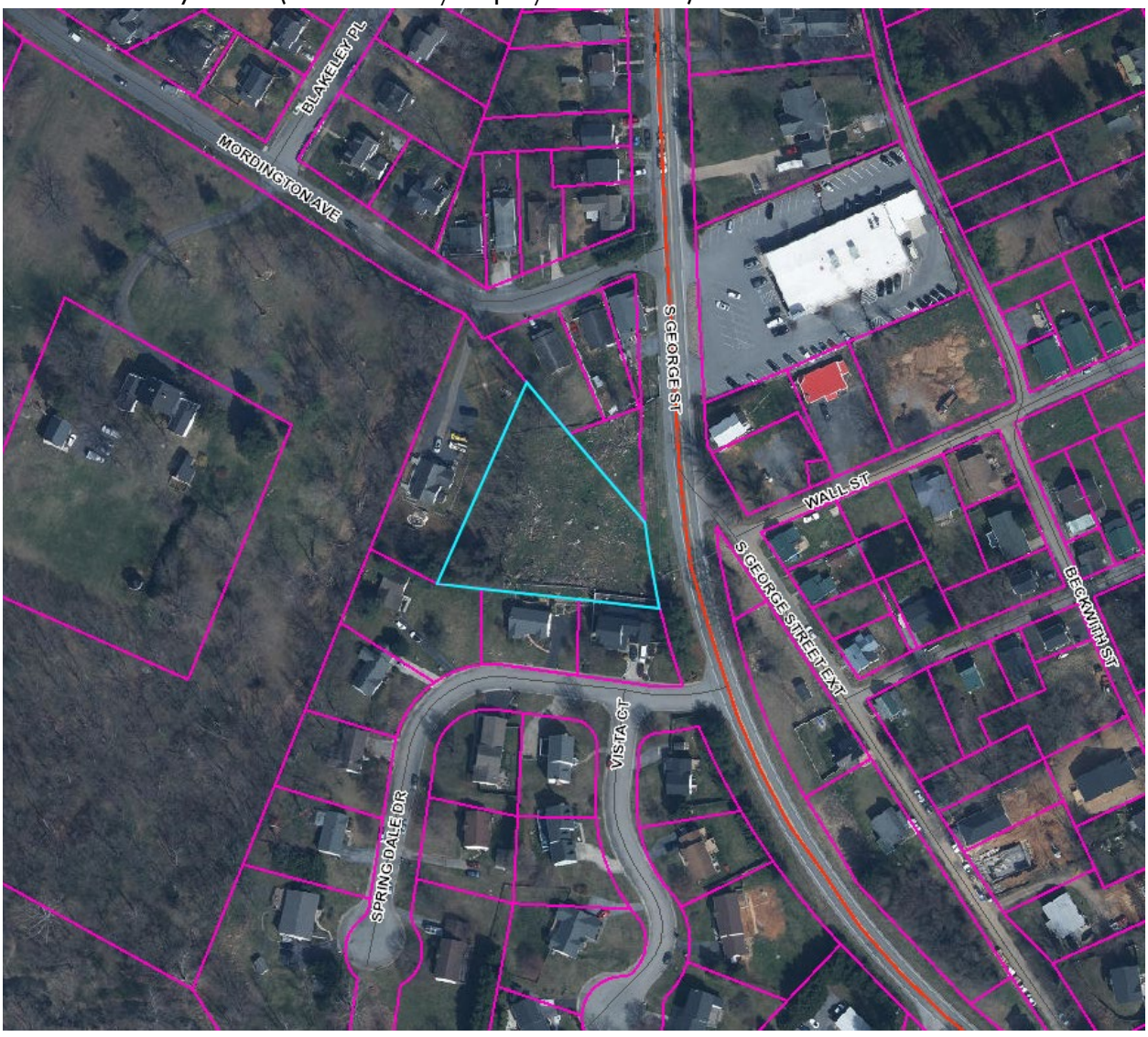
BA2025-03: 1 Onyx Lane - *Variance*

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Survey.pdf

Variance Request
BA-2025-03

Date: For the August 19, 2025 Board of Zoning Appeals meeting
Applicant: David Acly
Property Owner: Zales Construction LLC.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Location: 1 Onyx Lane (Tax District 3/Map 6/ Parcel 147)



OVERVIEW

The applicant is requesting variances from side setback requirements.

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

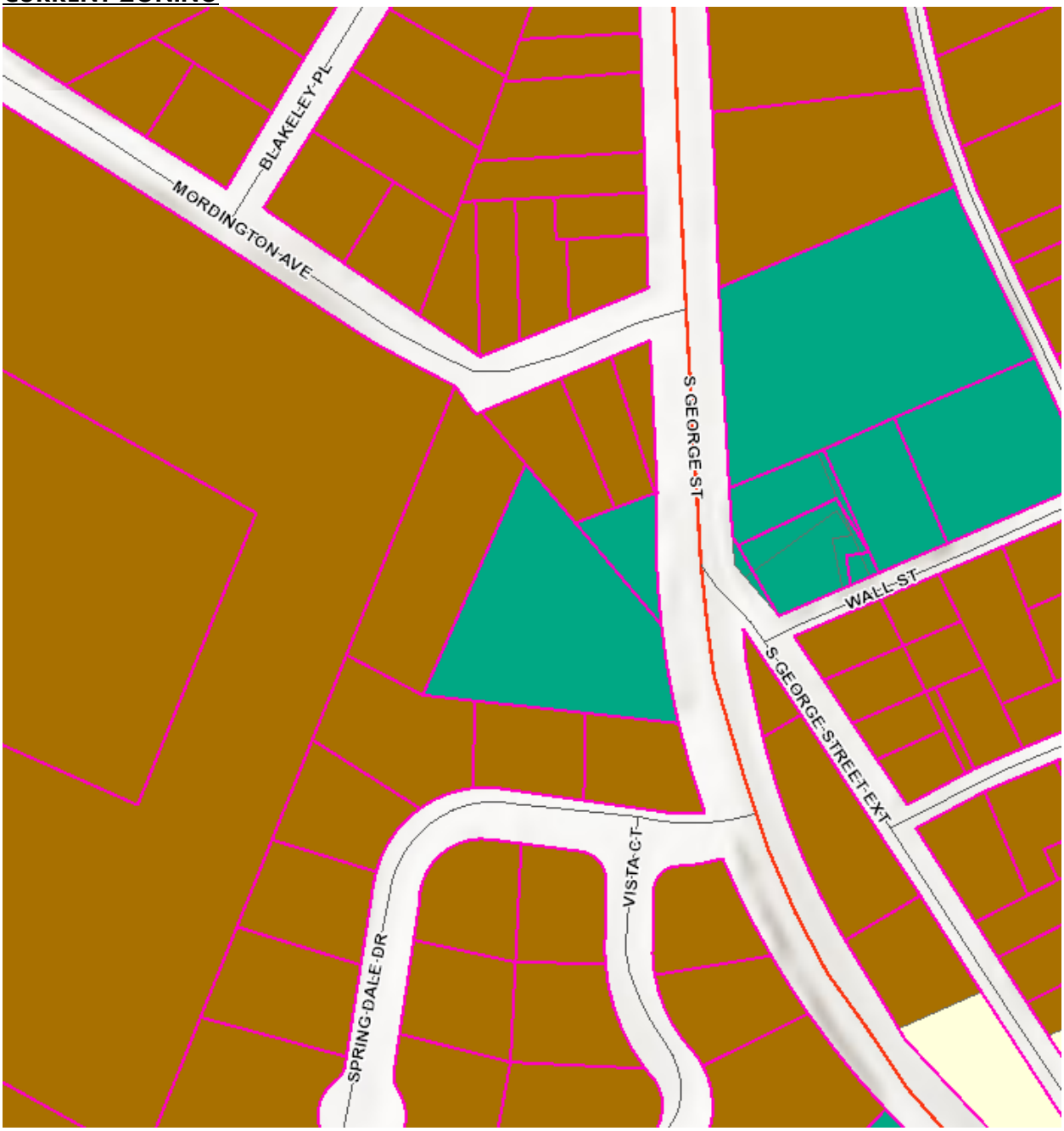
Table 1322.12, OT-MUC District Bulk and Area Regulations

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.

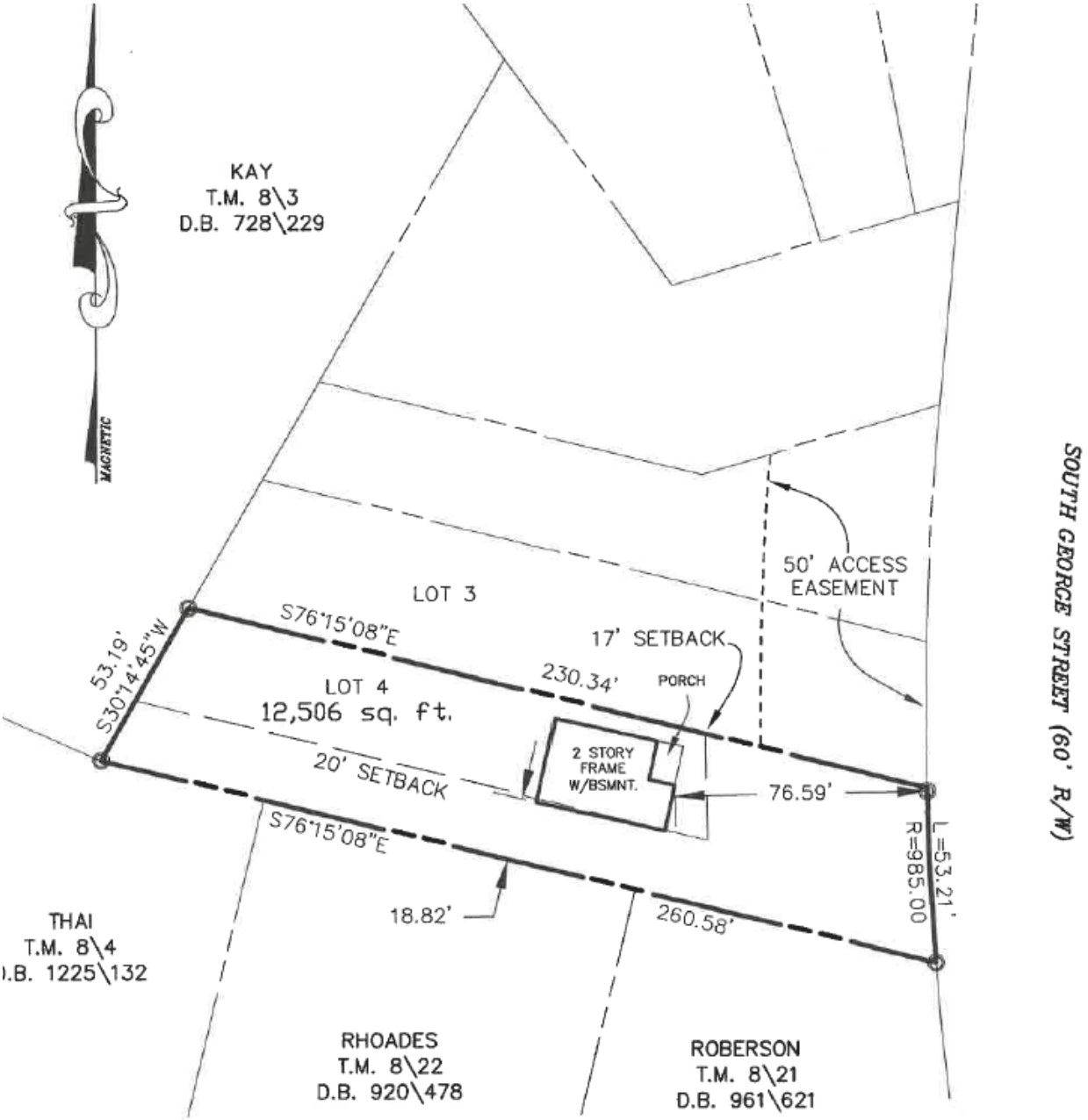
CURRENT ZONING



Key:
Brown – Old Town Residential
Green – Old Town Mixed Use Commercial

ISSUE

Required side setback is 20 ft, what was built is 18.82 feet.





Structure view. Staff photograph taken August 4, 2025

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;*

The structure exists in a state of violation; there is no known harm to adjacent properties from it's current state.

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 construction crew created the hardship by building the structure too close to the side yard setback line by a distance of 1.18 ft./14.16 inches.

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

The use of the property for a single family detached home is allowed by-right. If the variance is denied, the side wall will need to be demolished and rebuilt at the correct setback distance. Goven the advanced state of construction, this may be hazardous to the structural integrity of the building.

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

The small distance involved in this request (1.18 ft.) is not noticeable at the property line, and does not pose a threat to fire-distance or passage of light and air around the property.

CONCLUSION

The applicant is seeking the following variance:

	Required	Proposed	Variance
Minimum Side Yard Setback	20 ft./240 inches	18.82 ft./225.84 inches	1.18 ft./14.16 inches

RECOMMENDATION

Approval

BZA Variance No. _____

RECEIVED
JUL 14 2025
BY: VS

Board of Zoning Appeals

Application for a Variance

FEE: $410

1. SIGNATURES
   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.

2. MATERIALS
   A plat or building location survey of the subject property drawn to scale (see requirements below on Page 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.

3. PERMITS
   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.

4. PUBLIC HEARING
   A variance requires a public hearing to be held before the Board.

BZA Variance No. _____

Definition of a Variance

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.

Criteria

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 07/14/2025

2. APPLICANT'S NAME* David Acly

   Address: 1213 Main St Ranson WV 25458

   Telephone Number (304) 886-1449

   Email Address davidacly@gmail.com

3. PROPERTY OWNER'S NAME Zales Construction LLC

   Address: 659 Waterside Dr Harpers Ferry WV 2545

   Telephone Number (703) 675-6193

   Email Address Alexszlgato@gmail.com

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

   Property Address: Approx 750 S. George St Charles Town WV 25414

   Tax Map # and Parcel(s): TM 6 parcel 49 147 DB 1307/21

   Property Area in Square Feet or Acres: ~~DB~~ 12,506 SQ FT

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

   OldTown Mixed use Commericel singh Family home

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.)

   Currently Rear set Back is at 18.8 FT From property line Instead of the 20 feet Required. Front of house is 20, feet From side set Back

*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.)

Currently Building a Singk Family home

8. DESCRIPTION OF THE VARIANCE REQUEST:

asking to waiver sick set Back of 20' foot

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

1322.12 Table

10. DECRIBE HOW THE REQUEST IS CONSISTENT WITH THE PURPOSE AND INTENT OF THE CITY OF CHARLES TOWN ZONING ORDINANCE:

The Front sideof house has the Right set Back
The sick mar is only a small amount past the
Sick setBack

11. WOULD THE VARIANCE ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE, OR THE RIGHTS OF ADJACENT PROPERTY OWNERS OR RESIDENTS?

The variance would have zero affect on any Adjacent
Owners

BZA Variance No. _____

12. 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 problem was Created By use But not intention Front and Rear were Measured off side Fence line Front was good

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

Granting The variance would Eliminate the need to try and purchase the neighbors property

14. HOW WOULD THE VARIANCE ALLOW THE INTENT OF THE ZONING ORDINANCE TO BE OBSERVED AND SUBSTANTIAL JUSTICE DONE?

The variance still holds The same housing standards Just a small portion of home Encroaching Side set Back

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

☑ No

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

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
BA2024-08	Zales Construction	Approved	12-18-2024
WVZ024-05	Zales Construction	Approved	2-25-2025

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 _____ Date 7-14-2025

Signature of Owner(s) (If different than Applicant) _____ Date 7-14-25

Please submit an original completed application to the following:

At City Hall:

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

Or

Via Mail:

Zoning Administrator
City of Charles Town
PO BOX 14
Charles Town, WV 25414

BZA Variance No. _____

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Zoning District: _____

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

BZA Hearing Date:_____ Decision:_____

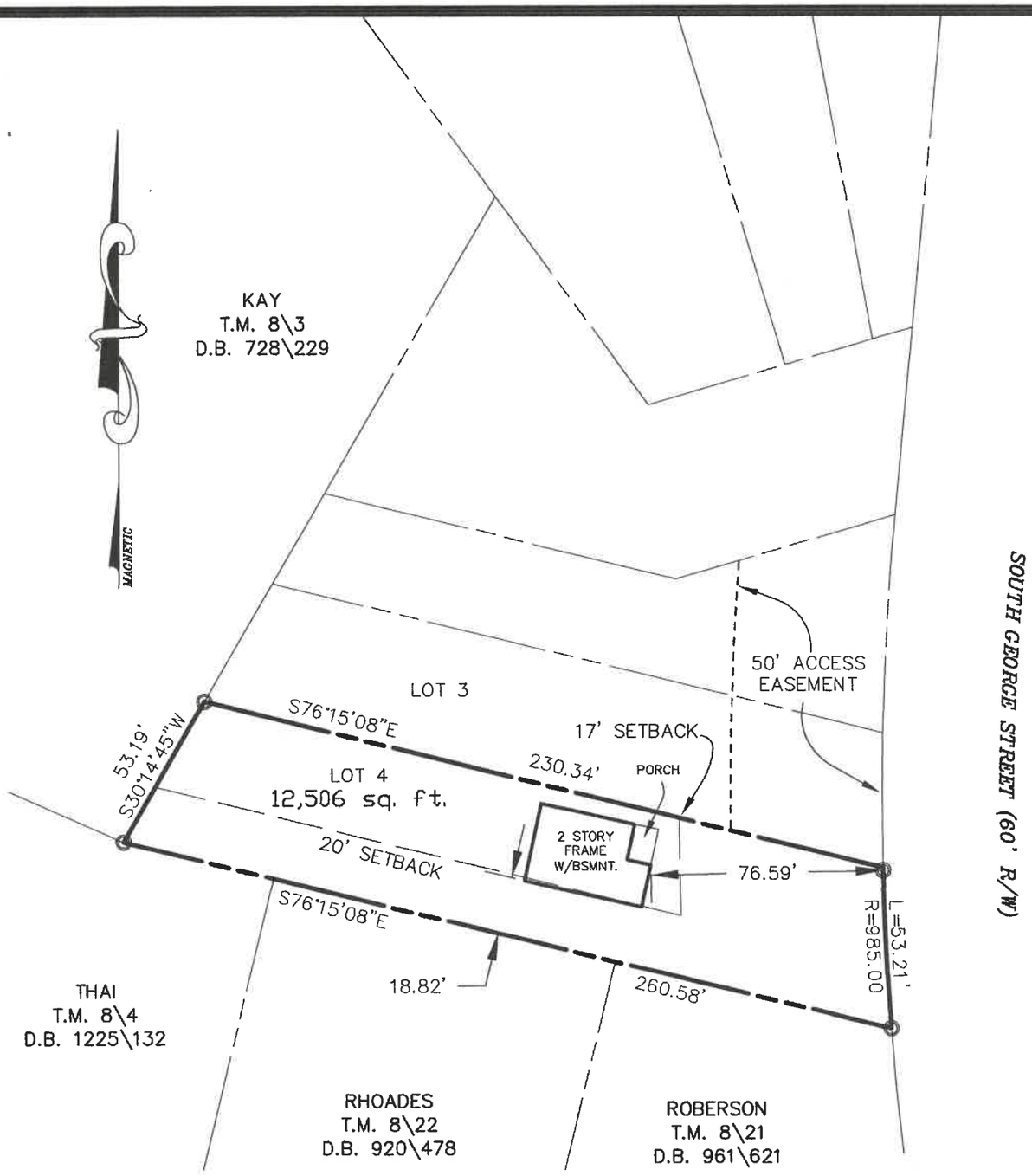
Comments:_____

_____

_____

_____

_____



LOCATION SURVEY

PLAT SHOWING IMPROVEMENTS TO LOT 4 ZALES MINOR SUBDIVISION, STANDING IN THE NAME OF ZALES CONSTRUCTION LLC., AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN PLAT BOOK 27 PAGE 263 LOCATED IN CHARLES TOWN CORPORATION, JEFFERSON COUNTY, WEST VIRGINIA.

DWG # ZALES DATE–7/11/25

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

SURVEYED BY:

PETER H. LORENZEN P.S.
SUMMIT POINT, W.V. 283–1276

PETER H LORENZEN ★ LICENSED No. 948 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR ★