

Harpers Ferry Board of Zoning Appeals

Hearing – July 25, 2022

Meeting Minutes

Location: Town Hall and livestreamed on Corporation of Harpers Ferry YouTube Page.

Call to order and attendees - The meeting was called to order by Vice Chair Ed Wheelless at 6:05pm.

SEAT 1 (term ends January 1, 2024): David Simmons, Chair – ABSENT

SEAT 2 (term ends January 1, 2025): Chad Gauthier - PRESENT

SEAT 3 (term ends January 1, 2025): Lynn Pechuekonis, Secretary – PRESENT, recording minutes

SEAT 4 (term ends January 1, 2023): Ed Wheelless, Vice Chair - PRESENT and leading meeting

SEAT 5 (term ends January 1, 2023): VACANT

ALTERNATE 1 (term ends March 1, 2024): VACANT

ALTERNATE 2 (term ends March 1, 2025): VACANT

ALTERNATE 3 (term ends March 1, 2023): VACANT

GUEST: Noah Simmons, on behalf of Applicant

Hearing

Variance Request for Zoning Compliance Permit Application for installation of replacement windows using materials that are not sufficiently similar to an Exterior Architectural Feature explicitly listed as permissible for contributing structures under this Zoning Ordinance [Part 13 Appendix A Alternative Materials and Windows]:

699 Fillmore Street, Harpers Ferry, WV

Noah Simmons described the project and answered questions from board members.

A motion to close the Hearing was made by Ed Wheelless, seconded by Lynn Pechuekonis. Approved unanimously.

A motion was then made by Lynn to begin private deliberation on the matter, seconded by Chad Gauthier. Approved unanimously.

Private Deliberations were called to order at 6:15.

At 6:45 the Hearing was brought back to order, and the following motion was made by Lynn:

The variance request shall be granted for the applicant at 699 Fillmore Street, Harpers Ferry, WV, to replace five windows on the east side of the house with aluminum-clad wood sash windows, based on the following factors: (a) two of the windows are vinyl and not original, (b) three windows were added when the sleeping porch was enclosed and thus are not likely to be as old as the rest of the house, and (c) all five windows to be replaced are at the rear half of a secondary façade, partially blocked from view by an exterior chimney and far enough back that the details are not readily discernible from the public right of way.

The motion was seconded by Ed and unanimously approved.

The board further noted in its finding that it would not be inclined to grant a variance for aluminum cladding on more prominent windows of this house, that is, on the front of the house, on the McDowell Street side of the house, or on the east side of the house between the front and the chimney, based on the guidance in the Appendix A *Standards and Guidelines* sections on Windows and on Alternative Materials.

At 7:49 Chad made a motion to adjourn the Hearing; Ed seconded. Unanimously approved.

Minutes submitted by Lynn Pechuekonis.