

## Harpers Ferry Board of Zoning Appeals

Hearing – January 2, 2023

Meeting Minutes

Location: Town Hall

**Call to order and attendees** - The meeting was called to order by Chair David Simmons at 6:35 pm.

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

SEAT 2 (term ends January 1, 2025): VACANT

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

SEAT 4 (term ends January 1, 2023): Ed Wheelless, Vice Chair - ABSENT

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

ALTERNATE 1 (term ends March 1, 2024): Chad Gauthier - PRESENT

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

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

GUESTS : Chris Craig, Applicant

### Hearing

The Hearing was called to order at 6:35 pm:

Demolition Review Permit [Article 1303; Appendix A, Relocation and Demolition]:

Shed on lot adjacent to 844 E. Ridge Street, Harpers Ferry, WV

Applicant Chris Craig presented information regarding his project and answered questions from the Board. He testified that the lot with the shed in question was purchased separately about six years ago. At that time the shed was covered in vines and was already badly deteriorated, having been constructed sometime after 1950 with random materials and no foundation. David Simmons noted that the opinion of Historic Landmarks Commission is on file, it having no objection to demolition of the shed “due to extreme and likely irretrievable structural decay.”

David made a motion end the hearing on the matter at 6:45 pm. Chad Gauthier seconded. Approved unanimously.

### Deliberation

After deliberation, Lynn Pechuekonis made a motion to approve the Demolition Permit, seconded by David; approved unanimously. The Board noted the following factors guiding its decision:

- The Harpers Ferry Historic District Inventory of Contributing Resources dated 6/12/2017, described the construction of wood, asphalt paper and corrugated metal siding and noted “Loss of Integrity.”
- All three Board members had visually appraised the building and concur that it is so far deteriorated that restoration would pose economic hardship and exceptional difficulty for the applicant. Photographic evidence submitted by the applicant provides additional evidence.
- The Ordinance Compliance Officer has visually appraised the shed, and his opinion that it is structurally unsound is included in the application file.

**Adjournment** – At 6:50 pm David moved to adjourn, seconded by Chad; approved unanimously.

Minutes submitted by Lynn Pechuekonis.