

Harpers Ferry Board of Zoning Appeals

Hearing – May 9, 2023

Meeting Minutes

Location: Town Hall

Call to order and attendees - The meeting was called to order by Chair David Simmons at 6:30 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

SEAT 4 (term ends January 1, 2026): Ed Wheelless, Vice Chair - PRESENT

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

GUESTS :

April Hamilton

Norvel Willis

Janis Thomas

Roberta Meade-Curry

Maria Beckman

Barbara Humes

Administrative Meeting

Call to Order – The administrative meeting was called to order by David Simmons at 6:30 pm.

Approval of agenda – Ed Wheelless moved to accept the agenda as amended to reflect that the minutes to be approved should be those dated April 13, 2023. David seconded. Passed unanimously.

Approval of minutes – Ed moved to accept the minutes of the hearing on April 13, 2023. David seconded. Passed unanimously.

Hearing

The Hearing was called to order at 6:33

Demolition Review Permit [Article 1303; Appendix A, Relocation and Demolition]: Entire structure. Lot 7, Block KK, corner of Boundary and Washington Streets.

Barbara Humes and Maria Beckman presented public comments. The applicants Janis Thomas, April Hamilton, and Norvel Willis also presented comments and answered questions from the Board. The Historic Landmark Commission's recommendation from their meeting of April 17, 2023, was reviewed.

At 6:50 pm. David moved to close the hearing. seconded by Ed; approved unanimously. Lynn Pechuekonis moved to go to private deliberation; seconded by Ed; approved with Lynn and Ed voting aye, David voting no.

At 7:15 pm, David moved to close deliberations and reopen the public hearing; seconded by Ed; approved unanimously.

Hearing Reconvened

David Simmons made the following motion, seconded by Lynn Pechuekonis and unanimously approved:

We approve the application for demolition with a 90-day stay and conditioned upon the following requirements that must be met before a final permit is issued:

1. Submission of a historic structure report with sufficient detail to reconstruct, which has been reviewed by the Historic Landmarks Commission for completeness.
2. Submission of a letter of consent to demolish the structure signed by all owners of the property.

As a matter of clarification, the 90-day stay means that the demolition may take place *no sooner* than 90 days from the date of this decision, May 9, 2023. After the 90-day period, the demolition may take place once both conditions have been met. Zoning compliance permits typically expire after 24 months. The owners are not required to demolish the building even after all conditions have been met.

Adjournment – At 7:20 pm David moved to adjourn, seconded by Lynn; approved unanimously.

Minutes submitted by Lynn Pechuekonis.