

Harpers Ferry Board of Zoning Appeals
Hearing and Administrative Meeting March 23, 2026

Meeting Minutes

Location: Town Hall

Call to order and attendees - The hearing was called to order at 6:30 pm by Eddie Love, as Ed Wheelless and Lynn Pechuekonis were interested parties in the application and had to recuse themselves.

SEAT 1: Ed Wheelless (term expires 1 Jan 2029) – PRESENT

SEAT 2: Bart Wheatley (term expires 1 Jan 2029) - PRESENT

SEAT 3: Eddie Love (term expires 1 Jan 2027) - PRESENT

SEAT 4: Lynn Pechuekonis (term expires 1 Jan 2028) –PRESENT

SEAT 5: Kurt Christensen (term expires 1 Jan 2028) - PRESENT

BZA Alternates

ALT SEAT 1: (vacant) (term expires 1 Jan 2027)

ALT SEAT 2: (vacant) (term expires 1 Jan 2028)

ALT SEAT 3: (vacant) (term expires 1 Jan 2026)

Guests Representing the applicant, Harpers Ferry – Bolivar Historic Town Foundation: Joe Boscoe, Catherine Payne, Nadine Snowden

Guests Providing Public Comment: Jesse Melton, David VanDeventer

HEARING

1. The BZA heard public comments and a presentation from Foundation representatives regarding a **Conditional Use Permit** [Article 1311.02(b); Conditional Uses allowed in the Residential District]: Adaptive reuse as a community center at
1030 West Ridge Street, Harpers Ferry, WV
2. **Deliberation** – After discussion, the BZA raised one question for later follow up, regarding whether a community center may be used for weddings, as it is not an explicitly mentioned activity included in the definition of Community Center. Bart Wheatley moved to approve the application for Conditional Use; seconded by Kurt Christensen; unanimously approved.
3. **Adjournment** – Bart Wheatley moved to adjourn the hearing, seconded by Kurt Christensen; approved unanimously.

ADMINISTRATIVE MEETING

The administrative meeting was called to order, Ed Wheelless and Lynn Pechuekonis now present.

Approval of minutes –Eddie Love moved to accept the minutes of the administrative meeting of December 16, 2025. Bart Wheatley seconded. Motion carried unanimously.

Election of 2026 Officers. – Bart Wheatley moved to accept the following slate of nominated officers:

Chair, Ed Wheelless

Vice Chair, Eddie Love

Secretary, Lynn Pechuekonis.

Kurt Christensen seconded; motion carried unanimously.

Discussion and recommendation on revised permit application forms. The board discussed the draft permit application forms. Ed Wheelless compiled a list of corrections (attached), which he will forward to Pat Morse.

Adjournment – Eddie Love moved to adjourn the administrative hearing at 7:05; Bart seconded. Motion carried unanimously.

Minutes submitted by Lynn Pechuekonis.