

**PUTNAM COUNTY BOARD OF ZONING APPEALS**  
**Thursday July 1, 2021 7:00 p.m.**  
**Putnam County Courthouse Room 202**  
**Regular Meeting**

**AGENDA**

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Action on June 3, 2021 Minutes

PUBLIC HEARING	
1. President opens Public Hearing. 2. Staff presents summary of case. 3. Applicant comments. 4. Public comments.	5. Questions from Board of Zoning Appeals. 6. President closes or recesses public hearing.
<b>ATTENTION PUBLIC!</b> All comments should be directed to the Board of Zoning Appeals. Please request to be recognized by the President of the Board prior to public comments. Prior to making comments, stand and state your name and address. The Board will hear testimony from each applicant and their expert witness(es). Each speaker from the public will be allowed to speak once and the comment time will be limited. The public hearing is held to receive comments and <i>is not</i> a forum for debate.	

- V. **BZA VAR 2021-04 - CRAIG BROWN – VARIANCE REQUEST**  
 Craig Brown has submitted a Variance Request to divide one parcel into two equal lots for the purpose to construct a residential duplex structure. Each of the two lots are proposed to have 42.58 feet of lot width at the building setback line instead of the 45 feet minimum width as required in Article 450.05 of the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV*. The property is located at 2011 East Highland Drive in Hurricane, WV (Tax Map 222A, Parcel 18.12) and is zoned to “R-2” Mixed Residential.
- VI. **BZA SPC 2021-04 – APEX APPEARANCE, LLC – SPECIAL PERMIT REQUEST**  
 Apex Appearance has requested a Special Permit for a Change of Land Use to locate an automobile washing or detailing use at 3861 Teays Valley Road in Hurricane, WV (TM 222, P 82). The property is zoned “C-1” Suburban Commercial.
- VII. **BZA VAR 2021-03 – VALLEY OUTDOORS - VARIANCE REQUEST**  
 Valley Outdoors has submitted a Variance Request from the requirement of Article 1700.17 of the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV*. The applicant requests to have retail sale of firearms within 300 feet of a church, school, or residential building. The retail sale of firearms is proposed to take place at 3034 Mt. Vernon Road in Hurricane, WV (Tax Map 213, p/o Parcel 71). The property is zoned “C-1” Suburban Commercial.
- VIII. **BZA SPC 2021-05 – VALLEY OUTDOORS - SPECIAL PERMIT REQUEST**  
 Valley Outdoors has requested a Special Permit for a Change of Land Use to allow retail sales of firearms at 3034 Mt. Vernon Road in Hurricane, WV (Tax Map 213, p/o Parcel 71). The property is zoned “C-1” Suburban Commercial.

- IX. Citizen Concerns**
- X. Staff Report**
- XI. Unfinished Business**
- XII. New Business**
- XIII. Adjournment**

**BZA Livestream Link:**

[https://www.youtube.com/channel/UC\\_BX3P3AIOGBsZRApJwLe\\_A](https://www.youtube.com/channel/UC_BX3P3AIOGBsZRApJwLe_A)