

**City of Martinsburg
Board of Zoning Appeals
Tuesday, June 2, 2026
6:30 PM
Martinsburg City Hall
232 N. Queen St
J. Oakley Seibert Council Chambers**

1. CALL TO ORDER

2. ROLL CALL (and microphone check)

3. APPROVAL OF MEETING MINUTES

3.a May 5, 2026

4. UNFINISHED BUSINESS

4.a None

5. NEW BUSINESS/PUBLIC HEARINGS

5.a

Project #2026-37-V VARIANCE: The property is located at 703 N Queen St and identified on Berkeley County Tax Map 6 as Parcel 153. The applicant is requesting a Variance pursuant to Martinsburg Zoning Ordinance Section 3.08 Fig 3-9 C (c.4) to reduce rear setback in MUC-3. Ismael Avila, Appellant.

5.b

Project #2026-38-V VARIANCE: The property is located at 1294 Edwin Miller Blvd and identified on Berkeley County Tax Map 26 as Parcel 5. The applicant is requesting a Variance pursuant to Martinsburg Zoning Ordinance Table 6.01 to allow for more than 1 sign per building wall in MUC-3. Kali Amburn, Appellant.

5.c

Project #2026-39-V VARIANCE: The property is located at 109 N Red Hill Rd and identified on Berkeley County Tax Map 8 as Parcel 10. The applicant is requesting a Variance pursuant to Martinsburg Zoning Ordinance Section 3.05 Fig 3-3 D (d.1) to exceed front setback for outbuildings in SR-1. Doralyn Rush, Appellant.

5.d

Project #2026-39-V VARIANCES: The property is located off N. Raleigh St and identified on Berkeley County Tax Map 1 as Parcel 105. The applicant is requesting Variances pursuant to Martinsburg Zoning Ordinance Section 3.08 Fig 3-9 C (c.1) (c.4) and F (f.1) to exceed front setback, reduce rear setback and allow for front parking in MUC-3. Kate Coffey, Appellant.

5.e

Project #2026-41-SE SPECIAL EXCEPTION: The property is located at 415 Wilson St and identified on Berkeley County Tax Map 21 as Parcel 180. The applicant is requesting a Special Exception pursuant to Martinsburg Zoning Ordinance Table 4.01 to allow for a High School in UR-2. Maria Byrd, Appellant.

5.f

Project #2026-42-SE SPECIAL EXCEPTION: The property is located off Apple Harvest and S Queen St and identified on Berkeley County Tax Map 27 as Parcel 56. The applicant is requesting a Special Exception pursuant to Martinsburg Zoning Ordinance Table 4.01 to allow for a car wash

in MUC-3. Seth Roderick, Appellant.

5.g

Project #2026-43-V VARIANCES: The property is located off Apple Harvest and S Queen St and identified on Berkeley County Tax Map 27 as Parcel 56. The applicant is requesting Variances pursuant to Martinsburg Zoning Ordinance Section 3.08 Fig 3-9 (c.1), (c.5) and (f.1), Section 4.07 (E) 5. b. and d. (2) to allow for frontage buildout at less than 75%, to exceed front setback, parking in front/sides, car wash tunnel in the front, and vacuums with no screening from the front lot line in MUC-3. Seth Roderick, Appellant.

5.h

Project #2026-44-SE SPECIAL EXCEPTION: The property is located at 205 Viking Way and identified on Berkeley County Tax Map 8 as Parcel 56.4. The applicant is requesting a Special Exception pursuant to Martinsburg Zoning Ordinance Table 4.01 to allow for limited video lottery in MUC-3. Ali Hadavand, Appellant.

5.i

Project #2026-45-V VARIANCES: The property is located at 205 Viking Way and identified on Berkeley County Tax Map 8 as Parcel 56.4. The applicant is requesting Variances pursuant to Martinsburg Zoning Ordinance Section 4.08 (C) 4, b. d. and e. to allow for limited lottery video machines to not be in a separate room, to have less than 30 seats and 5 tables, restaurant to be open for less than 1 year before granting a special exception, and limit patrons to over 21 years old in MUC-3. Ali Hadavand, Appellant.

5.j

Project #2026-46-V VARIANCE: The property is located at 206 N Red Hill Rd and identified on Berkeley County Tax Map 4A as Parcel 40. The applicant is requesting a Variance pursuant to Martinsburg Zoning Ordinance Section 3.05 Fig 3-3 D. (d.1) and (d.2) to exceed front setback and reduce side setback for outbuildings in SR-1. Lee Horton DDS, Appellant.

6. DISCUSSION/ACTION ITEMS

6.a None

7. OTHER BUSINESS

7.a None

8. ADJOURNMENT