

**PUTNAM COUNTY BOARD OF ZONING APPEALS**  
**Putnam County Courthouse, Courtroom 221**  
**Thursday, August 14, 2025**  
**REGULAR MEETING**

**MINUTES**

The Putnam County Board of Zoning Appeals held a regular meeting on Thursday, August 14, 2025, at the Putnam County Courthouse, Second floor Courtroom, Room 221.

The meeting was called to order at 6:45 p.m. followed by the Pledge of Allegiance.

Roll call was taken and a quorum present.

**BZA Members Present:** Tony Hodge, Mike Steorts, Robert Stonestreet, Jared Tully, Richard Boehm

**BZA Members Absent:** Jessie Parker, Jr.

**Court Reporter Present:** Luanne Jividen

**Staff Present Included:** David Coll, Melissa Sargent, Denise May & Jordan Chapman

**Others present:** Mr. & Mrs. Dennis Alderson Jr., James & Eleanor Reed, Sandy & Susan Roush, Mitchell & Brittany Adams, Susan Greer

**Minutes:** The minutes of June 12, 2025, were reviewed. The motion was made by Tony Hodge and seconded by Mike Steorts to approve the minutes as presented. Motion carried.

**Citizen Concerns:** There were no citizen concerns.

**Disclosure of Conflict:** No board member disclosed a conflict of interest.

**Public Hearing:** President Jared Tully opened the public hearing for **BZA-Variance Request 2025-07**. Staff presented the Summary documents.

**BZA VAR 2025-07**

Dennis Alderson has requested a Zoning Variance (BZA VAR 2025-07) to allow for the construction of a detached garage which projects into the required front and rear setbacks. The property is located at 2 Hammock Oak Court in Scott Depot, WV (Tax Map 223d, Parcel 121) and is zoned 'R-2' Mixed Residential.

**Applicant Comments:**

- Dennis Alderson, Jr. – 2 Hammock Oak Court, Scott Depot, WV 25560: Mr. Alderson stated he was unaware of setbacks or the need to apply for a development permit. Mr. Alderson stated that when he built his house, they set the pins on property and that is what he and his contractor went by. Mr. Alderson stated that he was not a rich man, however, he did get verbal approval from his homeowner's

association president, that it would be fine if the garage's siding & roof material matched the house. Mr. Alderson stated there are no sightline issues from the garage, and construction is completed at 70%.

- Paul Mike Lett (Mr. Alderson's Contractor) – 168 Limeberger Creek Road, Poca, WV 25159: Mr. Lett stated he has been a contractor for 30+ years and wasn't aware a permit was needed. At Mr. Alderson's property you can pull out of the subdivision and no views are blocked. Mr. Lett stated that had he known about the 20-foot setbacks he would have done something different. The garage is 70% done, and he would hate to see it have to be torn down.

#### **Public Comments:**

Susan Roush – 1605 Rocky Step Road, Scott Depot, WV 25560: Mrs. Roush is speaking on behalf of her mother-in-law Bonnie Roush who lives at 111 Scott Lane, Scott Depot, WV 25560. Mrs. Roush stated she is in and out of this road many times a day and she has no issues with the placement of the detached garage and is present in support of the requested variance.

There being no further questions and comments, President Tully closed the public hearing.

**Deliberation and Action:** Discussion ensued with a question answer session.

#### **Motion to Adopt Factual Record & Finding of Facts:**

A motion was made by Robert Stonestreet and seconded by Mike Steorts to adopt as its Factual Record the staff summary report, as well as testimony given by the applicant, members of the public and staff. Motion carried.

#### **Findings in Support of Decision for the Variance Request**

The Board of Zoning Appeals made the following Findings of Fact regarding the specific criteria set forth in the Zoning Ordinance.

- 1. The variances will not adversely affect the public health, safety, welfare, or the rights of adjacent property owners or residents.***
  - a. Mike Steorts, Robert Stonestreet, Richard Boehm, and Jared Tully believe the answer is "yes."*
    - i. Each Board member listed above believes the evidence supports this criterion.*
- 2. The variances arise from special conditions or attributes which pertain to the property for which a variance is sought, and which were not created by the person seeking the variance.***
  - a. Mike Steorts and Richard Boehm believe the answer is "yes."*
    - i. Mr. Steorts mentioned that considerable monies have already been spent by the Alderson's and that they simply made a mistake by not getting their development permit and consulting with the Planning Office relative to setback requirements before commencement of construction. Mr. Steorts believes that the Board should attempt to help the Alderson's and not burden them by denying their variance request.*
  - b. Robert Stonestreet and Tony Hodge believe the answer is "no."*
    - i. Mr. Stonestreet and Mr. Hodge feel that approving this variance request will embolden others to ignore zoning ordinance setback requirements and build accessory structures without approved development permits.*
  - c. Jared Tully believes the answer is "no."*
    - i. President Tully believes that the Alderson's were given bad advice by their contractor who told them that they did not need a permit to build a detached garage in a zoned area.*

**3. The variances would eliminate unnecessary hardship and permit reasonable use of the land.**

- a. Mike Steorts believes that answer is “yes.”
  - i. Mr. Steorts believes the variance should be granted as the detached garage that is nearly complete would be a reasonable use for the land and tearing it down or causing it to be reconstructed would create hardship for the Aldersons.
- b. Robert Stonestreet believes the answer is “no.”
  - i. Mr. Stonestreet suggested that the Aldersons consider converting the two-car garage into a one-car garage to meet the setback requirements.
    - 1. President Tully asked staff if there was precedence, which was not found regarding a detached accessory structure within a front setback.

**4. The variances will allow the intent of the zoning ordinance to be observed, and substantial justice done.**

- a. Mike Steorts believes the answer is “yes.”
  - i. Mr. Steorts stated that the variance should be granted to allow substantial justice to be done.
- b. Robert Stonestreet believes the answer is “no.”
  - i. Mr. Stonestreet suggested the Board revisit questions 2 and 3.
- c. Jared Tully believes the answer is “no.”
  - i. President Tully reiterated that the Alderson’s were given bad advice by their contractor who told them that they did not need a permit to build a detached garage in a zoned area.

**Vote to either Approve or Deny the Requested Variance:**

- Mike Steorts: “Yes”
- Richard Boehm: “Yes”
- Tony Hodge: “No”
- Robert Stonestreet: “No”
- Jared Tully: “No”
  - President Tully explained to the Aldersons that staff will provide a letter outlining the appeal procedure should they decide to do so.
    - Mr. Alderson voiced his objection to the Board’s ruling.

**Motion for Board of Zoning Appeals Action:**

Motion was made by Robert Stonestreet and seconded by Tony Hodge to **Deny** the variance request for Dennis Alderson to construct a detached garage within the setback limits outlined in the zoning ordinance by failing to meet the required criteria. Motion carried.

**Motion to Deny Order and Authorize President (or Presiding Officer) to Execute Order:**

Motion was made by Jared Tully and seconded by Robert Stonestreet to authorize the President to sign the order **Denying** BZA VAR 2025-07. Motion carried.

**Staff Report:**

- The next meeting scheduled is Thursday, September 11, 2025, at 6:30 pm.

- President Tully inquired about upcoming officer nominations for 2026.
- Staff instructed that a nomination committee of Board members is to be formed before the end of 2025, and that election of officers should take place at the first meeting of 2026.

**Old Business:** None

**New Business:** None

**Adjournment:** Motion was made and seconded to adjourn.

Respectfully submitted: \_\_\_\_\_

  
Secretary

Minutes were approved: \_\_\_\_\_

9/11/25

Attested by: \_\_\_\_\_

  
Presiding Officer