

**PUTNAM COUNTY BOARD OF ZONING APPEALS**  
**Putnam County Courthouse, Courtroom 221**  
**Thursday, August 13, 2026**  
**REGULAR MEETING**

**MINUTES**

The Putnam County Board of Zoning Appeals held its regular meeting on Thursday, August 13, 2026, in Room 221 of the Putnam County Courthouse.

President Jared Tully called the meeting to order at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call confirmed the presence of a quorum.

**BZA Members Present:** Tony Hodge, Richard Boehm, Jessie Parker, Jr., Jared Tully

**BZA Members Absent:** Robert Stonestreet,

**Court Reporter Present:** Luanne Jividen

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

**Others Present:** James Vanoy

**Minutes:**

The board reviewed the June 11, 2026, meeting minutes. Jessie Parker, Jr. moved to approve the minutes as presented, and Richard Boehm seconded the motion. The motion carried.

**Citizen Concerns:** None

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

President Jared Tully asked for a motion to hear **BZA VAR 2026-02**, **BZA VAR 2026-04**, and **BZA SPC 2026-03** under a single public hearing. Tony Hodge moved to hear all three requests together, and Jessie Parker Jr. seconded the motion. The motion carried.

**Public Hearing:**

President Jared Tully opened the public hearing for **BZA VAR 2026-02**, **BZA VAR 2026-04**, and **BZA SPC 2026-03**, after which staff presented the summary documents.

**BZA VAR 2026-02:** *James Vanoy, on behalf of TJ-Tech LLC, has requested a zoning variance from the required twenty (20) foot rear setback to five (5) feet, seven (7) inches for the construction of a storage garage at 31 Weatheridge Drive, Hurricane, West Virginia (Tax Map 222, Parcel 39). The property is zoned 'C-1' Suburban Commercial.*

**BZA VAR 2026-04:** *James Vanoy, on behalf of TJ-Tech LLC, has requested a zoning variance from the required 10-foot screening area to permit a screening area of five (5) feet, seven (7) inches for the construction of a storage garage at 31 Weatheridge Drive, Hurricane, West Virginia (tax Map 222, Parcel 39). The property is zoned 'C-1' Suburban Commercial.*

**BZA SPC 2026-03:** *James Vanoy, on behalf of TJ-Tech LLC, has applied for a Special Use Permit to allow contractor and building supplies storage at 31 Weatheridge Drive, Hurricane, West Virginia (Tax Map 222, Parcel 39). The property is zoned 'C-1' Suburban Commercial.*

**Applicant Comments:**

James Vanoy spoke on behalf of TJ-Tech, LLC, located at 594 Tackett's Branch Road, Hurricane, WV 25526. Mr. Vanoy recalled that the site was formerly Teays Valley Rental before burning down many years ago. He explained his plan to construct a new storage garage on the existing concrete slab to consolidate flooring and remodeling materials from his rental properties. Mr. Vanoy then outlined his three requests for the Board.

1. A rear setback variance of 5 feet, 7 inches instead of the required 20 feet.
2. A screening variance of 5 feet, 7 inches instead of the required 10 feet.
3. A Special Permit Use for a contractor's building supply garage.

Mr. Vanoy provided the following justifications for the requested variances and Special Permit Use:

- The parcel is already bordered by existing commercial properties.
- The proposed changes would not infringe upon neighboring properties or impede future area development.
- Utilizing the existing concrete slab is an efficient use of the lot.

Mr. Vanoy presented supplementary renderings of the proposed garage to the Board that were not part of the original staff summary packet (Exhibits A & B). Following the presentation, Mr. Vanoy answered clarifying questions from Board members.

**Public Comments:** None

Hearing no further questions or comments, President Jared Tully closed the public hearing.

**Deliberation and Action:** Following the presentation, Board members entered into a period of discussion to address specific questions regarding the proposal.

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

Tony Hodge moved to adopt the staff summary report, packet, and applicant testimony as the Board's official factual record. Jessie Parker Jr. seconded the motion, and the motion carried.

**Findings of Fact: Variance Requests BZA VAR 2026-02 & BZA VAR 2026-04**

The Board of Zoning Appeals entered the following findings of fact regarding the specific criteria set forth in the Zoning Ordinance:

1. ***The variance will not adversely affect the public health, safety, welfare, or the rights of adjacent property owners or residents.***
  - a. *Tony Hodge responded in the affirmative, noting that the variance requests raise no safety concerns and remain compatible with the surrounding area.*

- b. Jessie Parker Jr. and Richard Boehm concurred with this finding.*
- 2. The variance arises 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. Tony Hodge responded in the affirmative, noting that there is no impediment to reducing the screening requirement provided all other Zoning Ordinance provisions are satisfied.*
  - b. Jared Tully concurred with this finding.*
- 3. The variance would eliminate unnecessary hardship and permit reasonable use of the land.**
  - a. Tony Hodge responded in the affirmative, noting that the reuse of the existing concrete slab is an appropriate use of the land.*
  - b. The Board concurred with this finding.*
- 4. The variance will allow the intent of the zoning ordinance to be observed, and substantial justice done.**
  - a. Tony Hodge answered in the affirmative, stating that Mr. Vanoy's letter and testimony clearly address each specific criteria set forth in the zoning ordinance.*

The Board addressed written public comment submitted via email on August 13, 2026, by Mr. J. Tolbert (31 Weatheridge Drive, Hurricane, WV 25526) regarding the Special Permit Use request. Based upon the evidence presented, the Board determined that the objections were unsubstantiated and fell outside the Board's enforcement authority.

**Findings of Fact: Special Permit Use BZA SPC 2026-03:**

- 1. The use will not discourage the development or impair the value of the surrounding and adjacent land and use districts.**
  - a. Tony Hodge answered in the affirmative that a new building on the existing slab would improve the land and increase property values.*
  - b. Jessie Parker Jr. concurred.*
- 2. The concentration and volume of vehicles in connection with the use will not be more dangerous or hazardous than the usual traffic of the use district.**
  - a. Richard Boehm answered in the affirmative, noting that the applicant's testified hours of operation should prevent any negative impacts or traffic issues for others.*
- 3. The proposed use will not produce a negative impact upon the abutting or surrounding properties and zoning uses given the characteristics, size, location, intensity and nature of the proposed use and any structure.**
  - a. Tony Hodge answered in the affirmative, stating that indoor-only storage and the absence of outdoor lighting would prevent negative neighborhood impacts.*
- 4. The location, extent, arrangement, and intensity of the proposed use is to be such that its operation will not be objectionable to adjacent and surrounding uses by reason of noise, smoke, dust, odors, fumes, vibrations or glare.**
  - a. Jared Tully answered in the affirmative, noting the applicant's letter regarding hours of operation and indoor-only storage.*

5. ***The use, arrangement of and location of uses and structures must be compatible with surroundings uses and zones or is capable of being made compatible through the imposition of conditions.***
  - a. *Jared Tully answered in the affirmative, stating that the proposed hours of operation and parking layout are consistent with the area.*
6. ***The use and structures are not detrimental to the health, safety and welfare of the locality involved.***
  - a. *Jared Tully answered in the affirmative, stating that the project would enhance the area.*
7. ***The use and structures conform to the purpose, intent, and objectives of this Zoning Ordinance.***
  - a. *Jared Tully answered in the affirmative, stating that the request promotes reasonable and responsible development.*
  - b. *The Board concurred.*
8. ***The proposed use if properly located in relation to any adopted master plan, general plan, land use plan, thoroughfare plan, or street plan, particularly in its relation to existing collection and local street systems and pedestrian circulation.***
  - a. *Jared Tully answered in the affirmative, stating that the development should cause no operational changes or traffic disruptions.*
  - b. *The Board concurred.*

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

Motion was made by Tony Hodge and seconded by Jessie Parker Jr. The motion carried.

**Motion for Board of Zoning Appeals Action on BZA VAR 2026-02:**

Tony Hodge moved, and Jessie Parker Jr. seconded, to **Approve BZA VAR 2026-02**, allowing a 5-foot 7-inch rear setback. The motion carried.

**Motion for Board of Zoning Appeals Action on BZA VAR 2026-04:**

Tony Hodge moved, and Richard Boehm seconded, to **Approve BZA VAR 2026-04**, allowing a 5-foot 7-inch screening area. The motion carried.

**Motion for Board of Zoning Appeals Action on BZA SPC 2026-03:**

Tony Hodge moved, and Jessie Parker Jr. seconded, to **Approve BZA SPC 2026-03** for a Special Permit Use in a 'C-1' Suburban Commercial Zoning District, allowing contractor and building supplies storage at the subject property. The motion carried.

**Permission to Execute Approval of Orders for BZA VAR 2026-02, BZA VAR 2026-04, and BZA SPC 2026-03:**

Tony Hodge moved, and Jessie Parker Jr. seconded, to authorize President Jared Tully to **Approve** and sign all three orders. The motion carried.

**Staff Report:** The next regular meeting is scheduled for Thursday, September 10, 2026, at 6:30 p.m.

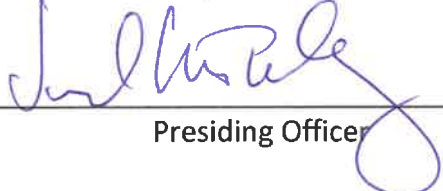
**Old Business:** None

**New Business:** None

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

Respectfully submitted:   
Secretary

Minutes were approved: Sept 10, 2026

Attested by:   
Presiding Officer