

Conditional Use Permit Application

The requirements for a Conditional Use Permit are outlined in Article 6, Section 6.3 of the Jefferson County Zoning and Land Development Ordinance.

While not required, all applicants are encouraged to schedule a Pre-Proposal Conference with the Office prior to the submission of a Conditional Use Permit application.

Please submit the following documents:

☒ Conditional Use Permit Application Form (attached) with application fee

- Application Fee: \$250 + \$50/acre

☒ Site Sketch

- Show location of proposed building(s) / additions to existing buildings
- Show location of proposed parking area
- Show location of proposed access
- Show location of proposed sign(s)
- Show topography, natural features, etc.
- Show existing vegetation and/or location of proposed landscaping

☒ Narrative (optional)

- Description of the proposed land use. May include information pertaining to hours of operation, number of employees, number of customers, etc.
- Traffic characteristics – type and frequency of traffic (i.e. both existing traffic and level of traffic that would be generated by proposed land use.
- Any other relevant information.

☒ List of adjoining property owners and mailing addresses

- This includes the properties located across any road, right-of-way, or easement.
The Jefferson County Court House is the source for property owner information.

Note: Approval of a Conditional Use Permit, with or without conditions, allows the proposed land use only. Further processing may be required prior to commencement (i.e. site plan).

A Conditional Use Permit shall become void eighteen (18) months after the date of issuance if the construction or use for which the permit was issued has not commenced. A one-time extension of this time frame may be granted by the Board of Zoning Appeals after evaluation of the hardship involved with noncompliance of this regulation. The length of time extended shall be at the discretion of the Board of Zoning Appeals and shall not exceed eighteen (18) months. (Section 3.2G)



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 East Washington Street, 2nd Floor
Charles Town, West Virginia 25414

File #: 23-7-CUP
R'cvd Date: 06/- 30 / 23
Mtg. Date: 07/ 27 / 23
Fee Paid: \$ 300.00
Staff Int.: AB

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Application for a Conditional Use Permit

Project Name

BRNDL Custom Works LLC

Property Owner Information

Name: Ryan Uhrich

Business Name: BRNDL Custom Works LLC

Mailing Address: 412 Revenoor Rd. Harpers Ferry, WV 25425

Phone Number: (301) 943-1687 Email Response: ruhricht9@gmail.com

Mail ☐ Yes

Response: ☐ No

Applicant Information

Name: Ryan Uhrich

Business Name: BRNDL Custom Works LLC

Mailing Address: 412 Revenoor Rd. Harpers Ferry, WV 25425

Phone Number: (301) 943-1687 Email Response: ruhricht9@gmail.com

Mail ☐ Yes

Response: ☐ No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name: _____

Business Name: _____

Mailing Address: _____

Phone Number: _____ Email Response: _____

Mail ☐ Yes

Response: ☐ No

Physical Property Details

Physical Address: 412 Revenoor Rd. Harpers Ferry, WV 25425

Tax District: Kabletown

Map No: 6K

Parcel No. 19-06-006K-0026-0000

Parcel Size: 0.52 acres

Deed Book: 1254

Page No: 595

Zoning District (please check one)

Residential
Growth
(RG)

☐

Industrial
Commercial
(I-C)

☐

Rural*
(R)

☒

Residential-
Light Industrial-
Commercial
(R-LI-C)

☐

Village
(V)

☐

Neighborhood
Commercial
(NC)

☐

General
Commercial
(GC)

☐

Highway
Commercial
(HC)

☐

Light
Industrial
(LI)

☐

Major
Industrial
(MI)

☐

Planned
Neighborhood
Development
(PND)

☐

Office/
Commercial
Mixed-Use
(OC)

☐

* For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☒ Yes ☐ No

Name of Road and/or Route Number: Revenoor Road

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

Personal Services: Gunsmith - please see attached proposal.

Please provide any information or known history regarding this property.

House was built in 1973. No other known history.

Please respond in detail to the following questions to show how the proposed project complies with the criteria located in Section 6.3 of the Zoning Ordinance:

1. How is the proposed use compatible with the goals of the adopted Comprehensive Plan? *Section 6.3A.1*

See attached.

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties? How will the proposed project mitigate potential threat to public health, safety, and welfare? *Sec. 6.3A.2*

See attached.

3. Describe how the proposed site development will be designed such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. *Section 6.3A.3*

See attached.

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. *Section 6.3A.4*

☒ I am aware of the landscaping buffer requirements and will adhere to them.

☐ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. Commercial and Industrial Uses shall be in conformance with Section 8.9 of the Zoning Ordinance.

☒ I am aware of the standards outlined in Section 8.9 of the Zoning Ordinance and will be in compliance.

6. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. *Section 6.3A.6.*

☒ Applicable (Trip Generation Data attached)

☐ Not Applicable

The information given is correct to the best of my knowledge. Property Owner Signature Required.

Ryan Ulrich

Property Owner

6/30/23

Date

Property Owner

Date

Conditional Use Permit Application
BRNDL Custom Works LLC
Ryan Uhrich
412 Revenoor Rd.
Harpers Ferry, WV 25425

Conditional Use Criteria:

1. The proposed use is compatible with the goals of the adopted Comprehensive Plan.

Section 6.3A.1

The proposed internet-based business will be conducted within the existing structure with no changes required to the existing infrastructure, utilities, or roads is compatible with the goals of the adopted Comprehensive Plan.

2. The proposed use is compatible in intensity and scale with the existing and potential land uses on the adjoining and confronting properties, and poses no threat to public health, safety, and welfare. Section 6.3A.2

The property is located at the top of Revenoor Road in Shannondale, very limited traffic in that part of the neighborhood. I am not proposing any changes to the existing structure and I will be utilizing the existing driveway entrance, exit, and parking on the premises.

This proposal will not have any impact on the potential land uses of the neighboring properties and poses no threat to public health, safety, and welfare. I do not plan to have any exterior signage and I will not carry any readily available inventory that would be available to purchase on site. My business hours are going to be appointment only and it is solely for the few transfers (1 to 2 a month) and repairs/modifications that will be picked up by friends or family. This proposal will in no way affect the day to day lives of the surrounding neighbors.

3. The proposed site development shall be such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. Section 6.3A.3

This proposal will not have a negative impact on the appropriate development and use of adjacent land and buildings. The existing structure will not need any changes so there will be no disturbance to the neighbors. The business is purely an internet-based business with no employees, no exterior signage, and no readily available inventory, therefore, limited traffic (1 or 2 customers a month).

Proposal Description:

I am a graduate of the Pennsylvania Gunsmithing School and as a certified gunsmith I have plans for starting my own at-home custom gunsmithing business. The plan for the business is to create made-to-order firearm builds that once completed get shipped out to the FFL where the customer is located around the country as well as repairs/modifications to the firearms of friends and family.

I will be conducting all my business online or offsite at gun shows so there will be virtually no customers coming to the business unless it is by appointment. There will be around 1-2 firearms transfers a month from online dealers to my business for friends and family. I will not have any products on display, everything that is for sale will be in bins either to be shipped or taken offsite to gun shows.

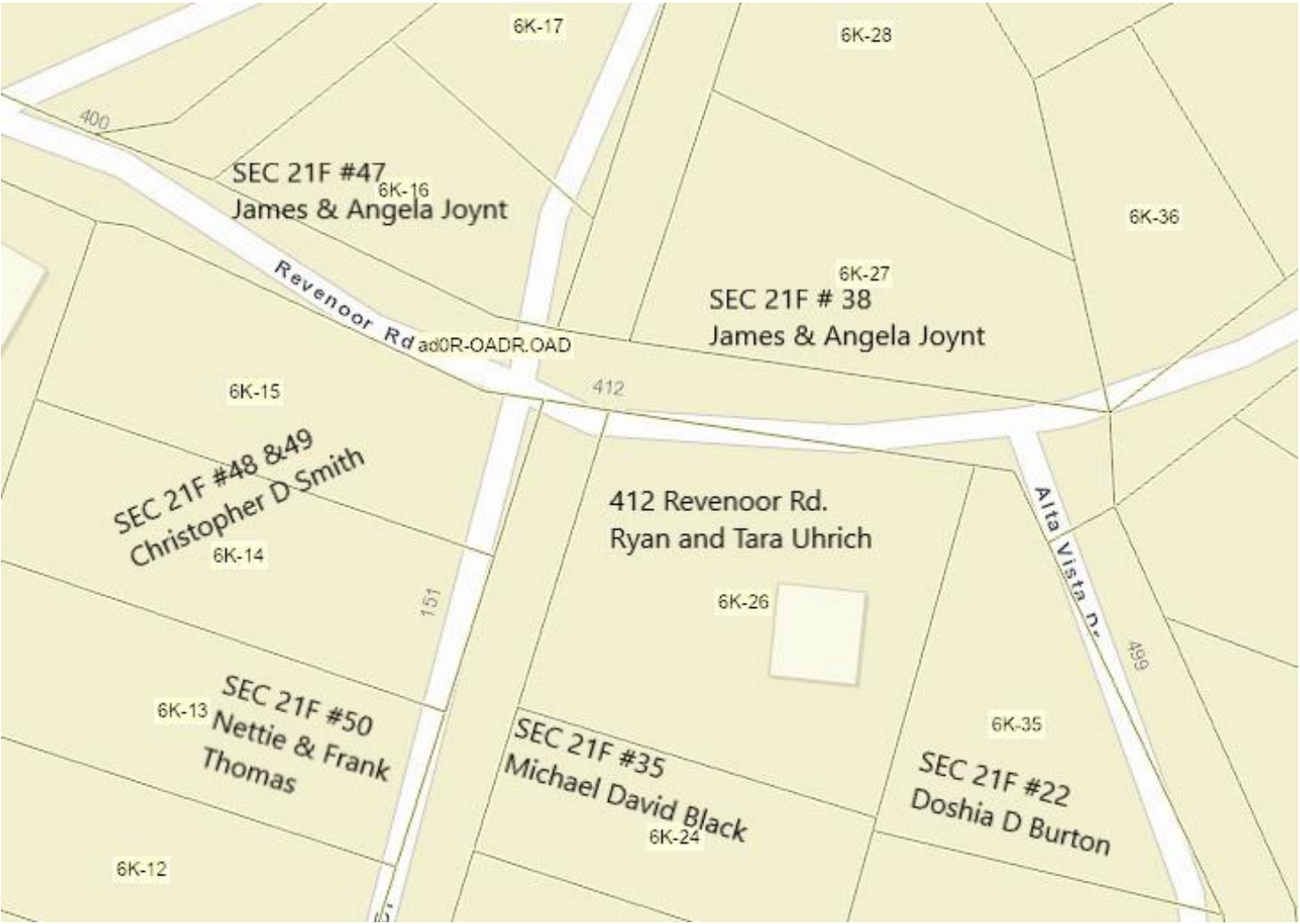
The gunsmithing repairs and modifications side of the business is primarily for friends and family, so there will be very few of their firearms stored on site for a short amount of time. I am the only employee for the business.

I am not proposing to make any changes to the building or existing structure.

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