



Jefferson County
Board of Zoning Appeals
Thursday, October 10, 2013, 2:00 p.m.

Members
Jeff Bresee, Chair
Christy Huddle, Vice Chair
Edwin Kelly
Tyler Quynn
Jeffrey Bannon

The Jefferson County Board of Zoning Appeals will meet in the Charles Town Library Conference Room located at 200 East Washington Street, at the side entrance on Samuel Street, in the City of Charles Town, WV.

Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the September 19, 2013 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. Action on a proposed amendment to the approved Conditional Use Permit for Rippon Brewery, LLC. This project has been approved for a micro-brewery with a tasting room, a future pub/restaurant, a store, a country inn and an office to be situated on 2 acres. The applicant is requesting an amendment to the approved Conditional Use Permit to add a four unit residential dwelling. Location: 2153 Berryville Pike, Charles Town, WV. District: Kabletown (06); Map: 10A; Parcel: 24; Zoned: Village; Size: .69 acres; File: Z11-01
4. Appeal of an Administrative Decision made by Jennifer Brockman, Acting Zoning Administrator, to deny the use of the St. John's Episcopal Church's facility as an overnight cold-weather shelter in the Rural Zoning District. Appellants: The Rev. Georgia DuBose; The Episcopal Diocese of West Virginia / The Rt. Rev. W. Michie Klusmeyer and William F. Berry, Vice President of the Jefferson County Homeless Coalition. Location: St. John's Episcopal Church; 2518 Berryville Pike; Rippon, WV District: Kabletown (06); Map: 10; Parcel: 1; Zoned: Rural; Size 0.5 acres; File: #AP13-03.
5. Director's Report.
6. Legal Update.
7. Signing of written decisions from prior Board of Zoning Appeals meetings.
 - a) Appeal of an Administrative Decision made by Jennifer Brockman, Acting Zoning Administrator, of the interpretation of Section 5.7D(3) regarding *Maximum Number of Lots Allowed* in the Rural zoning district. Appellants: Katherine B. Dunn & Sara V. Lowery, c/o Stanley Dunn. Appellant's Representative: J. Michael Cassell, Esq., Cassell & Prinz, PLLC. Location: 1371 Myerstown Road, Charles Town, West Virginia. District: Middleway (07); Map: 17; Parcel: 4; Zoned: Rural; Size: 7.485 acres; File: #AP13-01.
 - b) Appeal of the Administrative Decision to issue Zoning Certificate #ZC13-23 for a Home Occupation Level 2 that allows a home-based asphalt repair business. The business includes a 16' trailer with seal coating and lawn equipment, to be enclosed in an outbuilding/garage, pending Building Permit approval. Appellants: R.K. and Marianne Hedrick; Wayne and Gloria Chastain; Scott and Alice Dillow; Mike and Pam Hinkle; and Chris and Christy Swisher. Property Owners: Robert and Donna Edwards. Location: Elk Run Subdivision, Lot 7, 235 Elk Branch Drive, Shenandoah Junction, West Virginia. District: Shepherdstown (09); Map: 22; Parcel: 30; Size: 1.93 acres; Zoned: Rural; File: #AP13-02.
8. Correspondence

BZA Meeting Parcels 10/10/2013

