



**REVISED AGENDA**  
**Jefferson County**  
**Board of Zoning Appeals**  
**Thursday, October 18, 2012, 3:00 p.m.**

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

The Jefferson County Board of Zoning Appeals will meet in the **second floor Conference Room located at 116 East Washington Street, in the Mason Building**, in the City of Charles Town. Unless otherwise noted, all requests are pursuant to the Zoning & Land Development Ordinance.

1. Approval of the minutes from the September 20, 2012 meeting.
2. Swearing in of members of the public intending to provide testimony.
3. **Postponed at the request of the Applicant.** *Variance request by property owners, John and Jo Wynn, from Section 9.7 for a reduction of the front setback distance from 20' to 15' and Section 9.6.C to allow for a 24' x 26' garage, an accessory structure, to be situated in the front yard. Property location: 1333 Avon Bend Road, Charles Town, West Virginia. District: Kabletown (06); Map: 9F; Parcel: 35; Zoned: Rural; Size: .77 acres; File: #ZV12-29.*
4. Request by Rusty Morgan, applicant, for an eighteen (18) month extension of the Conditional Use Permit for Rippon Brewing, LLC that consists of 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 current CUP will expire on December 1, 2012. Property location: at the intersection of Route 340 and Withers Larue Road in the District: Kabletown; Map: 10A & 12; Parcel: 24 & 17; Zoned: Rural & Village; Proposed Size: 2 acres; File: Z11-01.
5. Director's Report.
  - a) 2014 Comprehensive Plan Overview and Timeframes
6. Legal Update.
7. Signing of written decisions from prior Board of Zoning Appeals meetings.
  - a) Signing of the Findings of Fact and Conclusions of Law for the Appeal by property owner, Clinton Blevins, of the Zoning Administrator's decision to deny Zoning Certificate Application #ZC12-08 for a Home Occupation Level I involving internet sales of self-defense items including firearms, knives, and tactical clothing, in addition to firearm transfer, gun cleaning/repair, and off-site training services. Property location: 805 Leetown Road, Summit Point, West Virginia. District: Kabletown (6); Map: 17; Parcel: 8.22; Zoned: Rural; Size: 1.85 acres; File: #AP12-02. This case was heard by the Board on September 20, 2012.
8. Correspondence.

# BZA Meeting Parcels

10/18/2012

