



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 East Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: CUP
 Mtg. Date: 05/28/20
 Fee Paid: \$ 300.00
 Staff Int.: AB

Email: zoning@jeffersoncountywv.org Phone: (304) 728-3228
 Fax: (304) 728-8126

Application for a Conditional Use Permit

Conditional Use Permit process is outlined in Article 6 of the Zoning Ordinance

Project Name

Aegean Manufacturing & Customs LLC

Property Owner Information

Name: Gary Eisner
 Business Name: N/A
 Mailing Address: 17904 Gore Lane, Leesburg, VA 20175 Mail Yes
 Phone Number: 571-209-0678 Email Response: gary.eisner15@gmail.com Response: No

Applicant Information

Name: Elstathia Fragogiannis & Jamie T. Schatteman
 Business Name: Aegean Manufacturing & Customs LLC
 Mailing Address: 76 Belleview Ln, Charles Town, WV 25414 Mail Yes
 Phone Number: 309-781-5393 Email Response: su1kko120@yahoo.com Response: No

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

Name: N/A
 Business Name: _____
 Mailing Address: _____ Mail Yes
 Phone Number: _____ Email Response: _____ Response: No

Physical Property Details

Physical Address: 76 Belleview Ln, Charles Town, WV 25414
 Tax District: Select a District Kabletown Map No: 28 Parcel No: 11.2
 Parcel Size: 3 acres Deed Book: 1185 Page No: 67

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)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Commercial (GC)	Highway Commercial (HC)	Light Industrial (LI)	Major Industrial (MI)	Planned Neighborhood Development (PND)	Office/Commercial Mixed-Use (OC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* 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: Belleview Ln

RECEIVED
APRIL 27, 2020
 Jefferson County
 Engineering, Planning, and Zoning

Sketch Plan (see cover sheet for description)

Attached

A list of all adjacent and confronting property owners (see cover sheet for description)

Attached

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

Limited Retail. See attached proposal description.

Please provide any information or known history regarding this property.

N/A to the best knowledge of current property owner

Please respond (in detail) to the following statements located in Section 6.3 of the Zoning Ordinance:

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

See attached

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*

See attached.

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*

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.

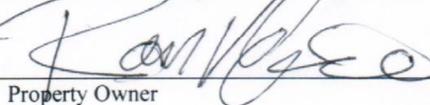
I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

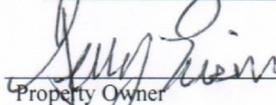
5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (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. **Original Signature Required.**

 4-26-20
Property Owner Date

 4-26-20
Property Owner Date



Signature No. 3

J.M. Moore

JEFFERSON COUNTY, WEST VIRGINIA
Planning and Zoning
116 East Washington Street, 2nd Floor
P.O. Box 716
Charles Town, West Virginia 25414

File # CUP
Map Date
Survey #
Staff #

Phone: (304) 726-3126
Fax: (304) 726-8126

Email: zoning@jeffersoncounty.org

Application for a Conditional Use Permit

Conditional Use Permit process is outlined in Article 5 of the Zoning Ordinance

Project Name

Acrylon Manufacturing & Customs LLC

Property Owner Information

Name: *Gary Eisner*
Business Name: *N/A*
Mailing Address: *17904 Gate Lane, Leesburg, VA 20175* Mail: Yes
Phone Number: *571-529-0678* Email Response: *gary.eisner13@gmail.com* Response: No

Applicant Information

Name: *William P. Langford & June T. Stettinman*
Business Name: *Acrylon Manufacturing & Customs LLC*
Mailing Address: *75 Bellevue Ln, Charles Town, WV 25414* Mail: Yes
Phone Number: *304-741-5280* Email Response: *jeff@acrylon.com* Response: No

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

Name: *N/A*
Business Name:
Mailing Address: Mail: Yes
Phone Number: Email Response: Response: No

Physical Property Details

Physical Address: *75 Bellevue Ln, Charles Town, WV 25414*
Tax District: *Bellevue District* Map No: *28* Parcel No: *11-2*
Parcel Size: *3 acres* Deed Book: *1185* Plat No: *24*

Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (I-C)	Rural* (R)	Residential-Light Industrial-Commercial (R-LI-C)	Office (O)	Neighborhood Commercial (NC)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Commercial (GC)	Highway Commercial (HC)	Light Industrial (LI)	Major Industrial (MI)	Planned Neighborhood Development (PND)	Office Commercial Mixed-Use (OC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* For properties in the Rural Zoning District
Is property located on a primary or secondary road? Yes No

Name of Road or for Route Number: *Bellevue Ln*

Conditional Use Permit Application
Aegean Manufacturing & Customs LLC
Efstathia Fragogiannis & Jamie T. Schatteman
76 Belleview Ln
Charles Town, WV 25414

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 use within an existing house is compatible with the goals of the adopted Comprehensive Plan. Throughout the plan it endorses the use of existing structures and enhancement of services in the various rural areas.

Specifically, page 191 of the **Comprehensive Plan Goal #2** states the following “*Maintain and Enhance the Agricultural and Artisan Economy, Rural Land Uses, Rural Neighborhoods, and Rural Character of the Areas of the County Outside the Preferred Growth Areas*” which is further supported by **Objective #3** listed on the same page “*Enhance the viability of existing farmlands within Jefferson County by allowing a greater range of agricultural and/or artisan uses within existing rural areas.*”

This business will provide a valuable service to the community by offering a local place for county residents to repair their hunting gear or firearms used for self-defense by exercising their Second Amendment right. Further, by offering gunsmithing services the business focuses on improving customers’ safety. Working with high standards, the business aims to help protect people from the risks of shoddy, poorly maintained firearms. Enjoying a sense of satisfaction knowing that when we repair a firearm, we are playing a role in reducing the chance of a customer suffering an accident.

Further, page 195 of the **Comprehensive Plan Goal #8** states the following “*Retain, Strengthen, and Enable the Growth of Jefferson County’s Rural, Cultural and Artisan Economies*” which is further supported by **Objective #1** listed on the same page “*Encourage diverse economic activity and agricultural production in the County’s rural areas*” and **Objective #2** “*Update existing land use regulations to allow for diverse compatible and complementary uses on agricultural properties and within rural areas of Jefferson County.*”

The high-speed information technology connection is enabling the resident to run this business from home utilizing existing structure and supporting services. Since existing facilities will be utilized and no changes will be required to the existing infrastructure, utilities, or roads, the viability of agricultural activities will not be affected and there will be no environmental impact. This is an internet-based business which results into minimal impact to surrounding neighbors. The proposed use is compatible with the rural environment and neighborhood. The minimal customer base will not affect the existing transportation pattern, therefore, no disruption to the community.

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 off Kabletown road about 6 miles off Charles Town road. There is limited traffic in the area, maybe 1-2 vehicles every couple of hours. We are not proposing to make any changes to the building or existing structure. Since the structure already exists and already has sufficient parking on the premises, it should not impact the neighboring structures. The Applicant will utilize the existing driveway entrance and parking on premises.

Furthermore, this proposal will not impact the intensity of any potential land uses of the adjoining or confronting properties and poses no threat to public health, safety, and welfare. This business is Internet based and does not carry a readily available inventory. We do not have and do not plan to have any employees; we do not have nor do we plan to have any exterior signage, and we do not carry an inventory that someone could walk in off the street and purchase. Our business hours are by appointment only and as such there will be very limited traffic on the premises solely to pick up a firearm that was transferred or repaired (1 or 2 customers a month). This proposal will not be disrupting in any way the serenity or lifestyle of our 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 structure already exists and we are not proposing to make any changes to the building or existing structure, and therefore, there will be no disturbance to the neighbors. Additionally, the driveway and extensive parking area within property lines exist which will discourage customers from parking on the street. 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

We are moving our homebased Federal firearms business from where we were operating in Berkeley Springs, West Virginia to Jefferson County West Virginia. This business is Internet based and does not carry a readily available inventory. No issues or concerns were raised with the city or county while operating the business in Berkeley Springs, West Virginia.

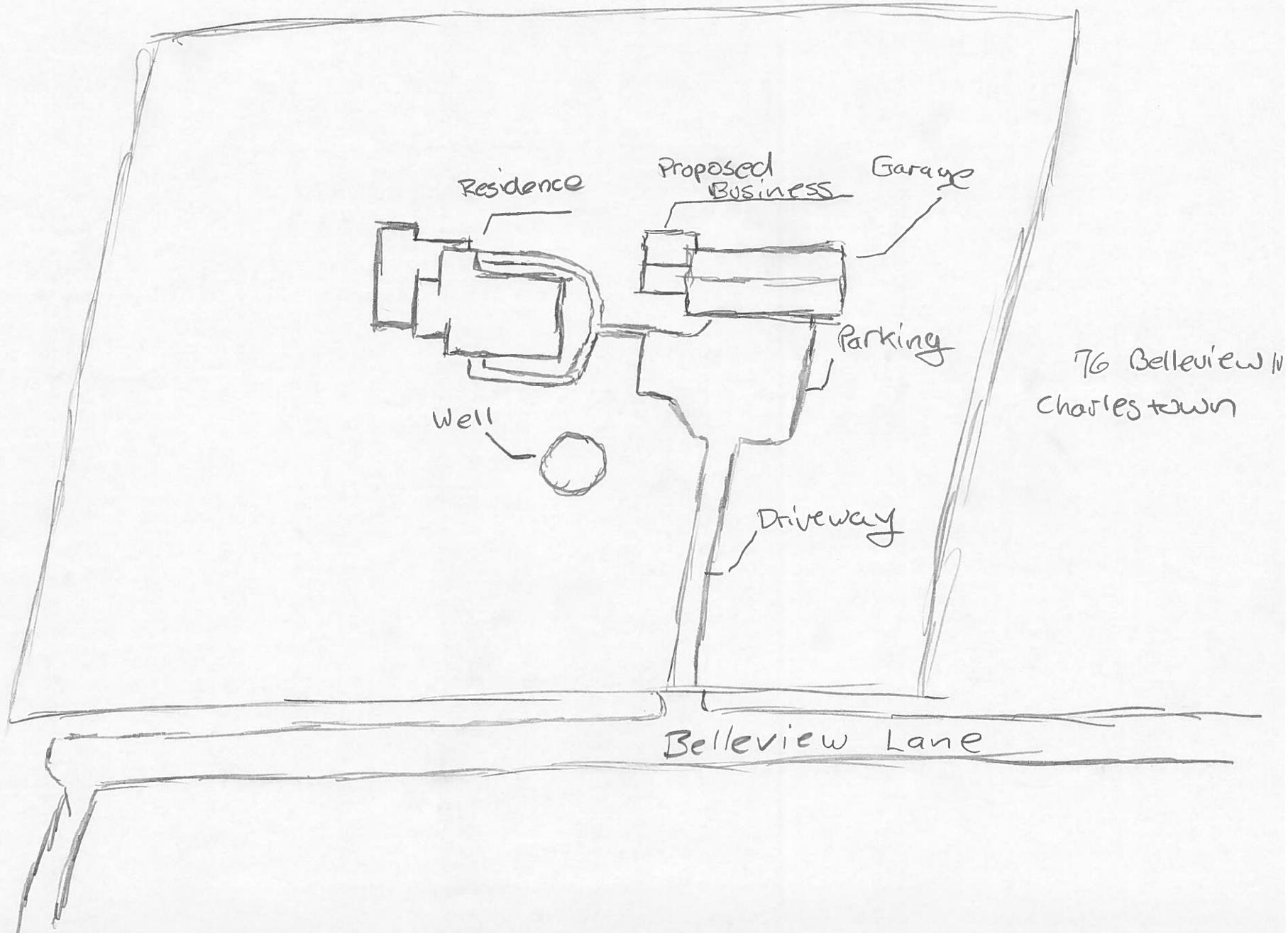
We do very occasional transfers of firearms for customers (1 or 2 a month) that were purchased from online dealers. We do not own these firearms and simply serve as the middle-man and assist in completing the transfer of the firearm to its owner.

We primarily do custom order builds, special order only (limited gunsmithing). Parts are specified by the customer, ordered by us and then assembled and shipped to the customer's Federal Firearms Licensee to facilitate the transfer of the firearm. At no point in time will we have an inventory of firearms for resale or inventory of parts prior to a customer submitting a specific firearm order at which time parts will be ordered. Each firearm that is transferred or custom built will be recorded in our logbook in accordance with Alcohol, Tobacco, and Firearms regulations.

We do not have and do not plan to have any employees; we do not have nor do we plan to have any exterior signage, and we do not carry an inventory that someone could walk in off the street and purchase. Our business hours are by appointment only and as such there will be limited traffic on the premises solely to pick up a firearm that was transferred or repaired (1 or 2 a month).

We are not proposing to make any changes to the building or existing structure.

No modifications will be made to Existing Structures
and no construction will take place



State of West Virginia



Certificate

I, Mac Warner, Secretary of State of the State of West Virginia, hereby certify that

AEGEAN MANUFACTURING AND CUSTOMS LLC

Control Number: 9ASLT

has filed its "Articles of Organization" in my office according to the provisions of West Virginia Code §§31B-2-203 and 206. I hereby declare the organization to be registered as a limited liability company from its effective date of September 24, 2019 until the expiration of the term or termination of the company.

Therefore, I hereby issue this

CERTIFICATE OF A LIMITED LIABILITY COMPANY



Given under my hand and the Great Seal of the State of West Virginia on this day of September 24, 2019

Mac Warner

Secretary of State

Date of this notice: 12-19-2019

Employer Identification Number:
84-4030035

Form: SS-4

Number of this notice: CP 575 B

AEGEAN MANUFACTURING AND CUSTOMS
LLC
EFSTATHIA FRAGOIANNIS MBR
303 TRUMAN ST
BERKELEY SPGS, WV 25411

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-4030035. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

State of West Virginia



Certificate

*I, Mac Warner, Secretary of State of the
State of West Virginia, hereby certify that*

AEGEAN MANUFACTURING AND CUSTOMS LLC

has filed a "Certificate of Registration of Trade Name" in my office according to the provisions of Chapter 47 of the West Virginia Code and was found to conform to law.

Therefore, I hereby issue this

CERTIFICATE OF REGISTRATION OF TRADE NAME

authorizing it to transact business in West Virginia under the assumed name of

AEGEAN MANUFACTURING AND CUSTOMS



*Given under my hand and the
Great Seal of the State of
West Virginia on this day of
February 28, 2020*

Mac Warner

Secretary of State

482856

**WEST VIRGINIA
STATE TAX DEPARTMENT
BUSINESS REGISTRATION
CERTIFICATE**

ISSUED TO:
**AEGEAN MANUFACTURING AND CUSTOMS LLC
303 TRUMAN ST
BERKELEY SPRINGS, WV 25411-5388**

BUSINESS REGISTRATION ACCOUNT NUMBER: **2380-9770**

This certificate is issued on: **03/13/2020**

*This certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12, of the West Virginia Code.*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued.

This certificate shall be permanent until cessation of the business for which the certificate of registration was granted or until it is suspended, revoked or cancelled by the Tax Commissioner.

Change in name or change of location shall be considered a cessation of the business and a new certificate shall be required.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of this certificate displayed at every job site within West Virginia.

Strong Roots Growing Perfect Vision



Joel Tuttle
134 Ridgewood Trail
Berkeley Springs WV
25411
304-258-7958

Ken Reed
11348 Martinsburg Rd.
Hedgesville WV
25427
304-258-8540

Sean Forney
77 Fairfax Street
Berkeley Springs WV
25411
301-988-1147

Morgan County Commission
77 Fairfax Street, Berkeley Springs, WV 25411
304-258-8540
www.morgancountywv.gov

March 13, 2020

Re: **Aegean Manufacturing & Customs, LLC**
303 Truman Street
Berkeley Springs, WV 25411

To Whom It May Concern:

This letter is to inform you that at this time Morgan County has no zoning that would prevent Aegean Manufacturing & Customs, LLC, Efstathia Fragogiannis, and Jamie Schatteman from obtaining a Class 07, Federal Fire Arms License.

Should you have any questions, please feel free to contact our office.

Sincerely,

Amy S. / po

Amy Schumaker,
Morgan County Planner

Bath District
Map - 3, Parcel - 29.1

