



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 20-4-CUP
Mtg. Date: 07/23/20
Fee Paid: \$300.00/dkH173
Staff Int.: AD

Phone: (304) 728-3228
Fax: (304) 728-8126

Email: zoning@jeffersoncountywv.org

Application for a Conditional Use Permit

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

Project Name

Green Monstah Firearms, LLC

Property Owner Information

Name: Richalie Demaine

Business Name: Green Monstah Firearms, LLC

Mailing Address: 79 Rehoboth Ln, Summit Point, WV 25446

Mail ☐ Yes

Phone Number: 603-321-8651

Email Response: richie@greenmonstahfirearms.co

Response: ☐ No

Applicant Information

Name: Richalie Demaine

Business Name: Green Monstah Firearms, LLC

Mailing Address: 79 Rehoboth Ln, Summit Point, WV 25446

Mail ☐ Yes

Phone Number: 603-321-8651

Email Response: richie@greenmonstahfirearms.co

Response: ☐ No

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

Name: _____

Business Name: _____

Mailing Address: _____

Phone Number: _____

Email Response: _____

Mail ☐ Yes

Response: ☐ No

RECEIVED

JUN 22 2020

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

Physical Property Details

Physical Address: 79 Rehoboth Ln, Summit Point, WV 25446

Tax District: Kabletown (06)

Map No: 12

Parcel No. 02-21

Parcel Size: 3 ACRES

Deed Book: 1194

1239

Page No: 558

137 gm

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: Rehoboth Ln

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.

I would like to continue my business as a Federal Firearms Licensee - both gunsmith and dealer.

Please provide any information or known history regarding this property.

The current house was built in 2018. I do not know any other history on the property.

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*

Yes.

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*

There will be no change to the current property as most of the retail business is conducted online or off-site.

There will not be many customers who actually visit the property.

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*

There will not be any modification to the property. The number of customers actually visiting the property will be minimal. In the past 5 years in operation, the number of customers per month was under 4. The gun-smithing only uses hand tools so there will be no disruption to the neighboring properties.

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.


Property Owner

22 JUN 2020
Date

Property Owner

Date

Narrative:

Almost six years ago, I became a federal firearms licensee and ran a firearms store out of my home in Washington State. My business has just about doubled each year, and I have expanded my services. Now my business is not only an in-home business, but I am online and ship across the country, I attend multiple gun shows a month, and also provide gunsmithing work.

I recently relocated to Summit Point, WV from Washington and want to establish my business here in West Virginia. I currently hold 2 FFLs and would like to transfer them both to Summit Point. One will remain at my house and the second will be moved to a commercial address when I can find an appropriate piece of property.

Most of the retail side of my business is conducted online or offsite at gun shows. The number of customers that will be visiting my residence will be very minimal. Since I have been in business, the number of customers that pick-up product at my residence has been under 4 per month with many months being zero. I am also the only employee of the company.

It has always been a policy that those customers who would like to pick-up product on-site have to make an appointment and provide an order in advance. I do not keep any product on shelves for display. All product is stored in bins for transport to shows.

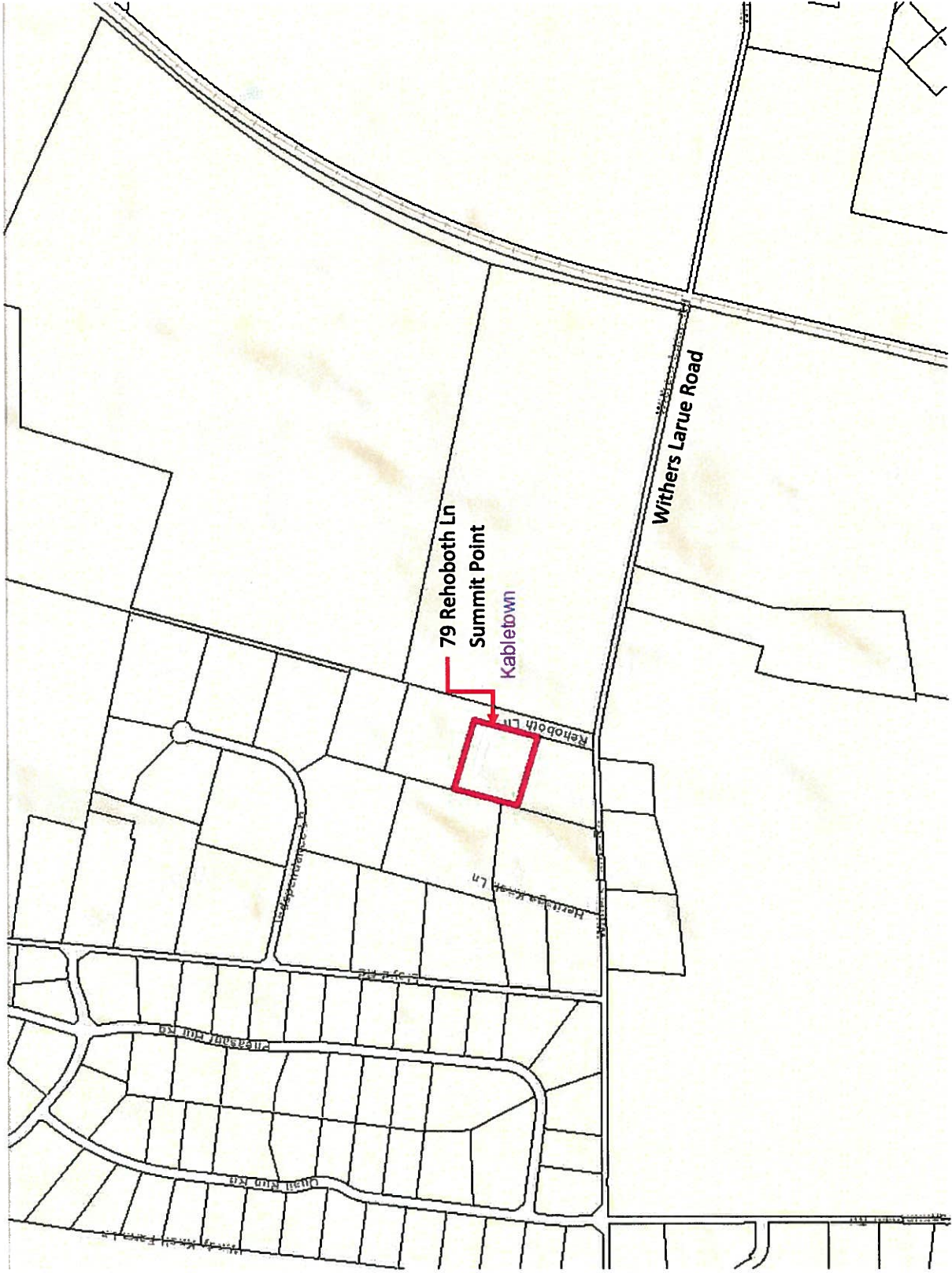
I perform gunsmithing work on site. I receive a firearm from a customer for the strict purpose of repairing, modifying, embellishing, refurbishing, or installing parts in or on those firearms. Once the work is completed, I return the firearm(s), and charge the customer for labor and parts. As a gunsmith, I use hand tools only and there will not be any machinery or equipment onsite. In the last couple years, this has become a large portion of my business.

Thank You,
Richalie Demaine,
Green Monstah Firearms, LLC

Green Monstah Firearms, LLC

Richalie Demaine

79 Rehoboth Ln, Summit Point





Green Monstah Firearms, LLC

Richalie Demaine

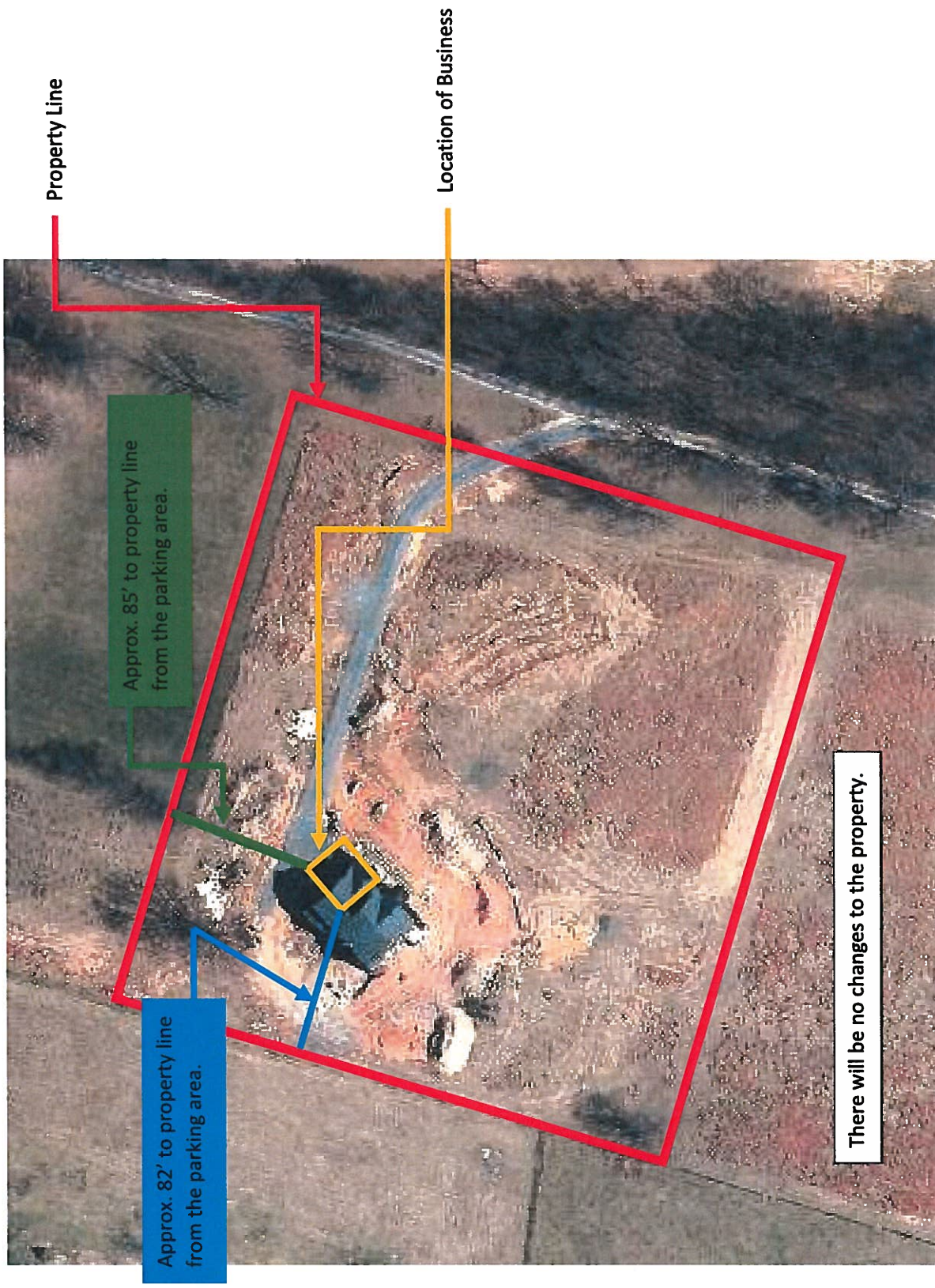
79 Rehoboth Ln, Summit Point



Green Monstah Firearms, LLC

Richalie Demaine

79 Rehoboth Ln, Summit Point





Owner: ALAN W & LORRAINE E THATCHER
116 REHOBOTH LN, SUMMIT POINT, WV, 25446
Lot: 12-2.2

Owner: RICHARD E & ESTHER S LLOYD
PO BOX 51, RIPPON, WV 25441
Lot: 12-2.14

Owner: JAMES FITZWATER & KELLY PELKEY-FITZWATER
21 REHOBOTH LN, SUMMIT POINT, WV, 25446
Lot: 12-2.20

Owner: KEVEN D WEAVER
PO BOX 23, RIPPON, WV, 25441
Lot: 12-2.13