



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

20-6-CUP

File #: CUP  
Mtg. Date: 8/27/20  
Fee Paid: \$ 300.00  
Staff Int.: jth

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

Property Owner Information

Name: ~~Andrew~~ and Nariman Main Andrew Main  
Business Name:  
Mailing Address: 2945 Lewisville Road, Summit Point, WV 25446 Mail ☐ Yes  
Phone Number: 240-626-6893 Email Response: amain19@yahoo.com Response: ☐ No

Applicant Information

Name: ~~Andrew~~ and Nariman Main Andrew Main  
Business Name: Teyta's Treats, LLC  
Mailing Address: 2945 Lewisville Road, Summit Point, WV 25446 Mail ☐ Yes  
Phone Number: 511-258-8637 Email Response: amain19@yahoo.com Response: ☐ No

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

Name:  
Business Name:  
Mailing Address: Mail ☐ Yes  
Phone Number: Email Response: Response: ☐ No

Physical Property Details

Physical Address: Lot 3, Grove Minor Subdivision / Vacant Parcel / Lewisville Road  
Tax District: Kabletown (06) Map No: 19 Parcel No: 18.6  
Parcel Size: .95 ac Deed Book: 1192 Page No: 311

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: Lewisville Road / Secondary Route 340/1

Rec'd 07/21/2020 - jth

CUP Application, 04-05-17

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.

Restaurant, per Appendix C / The proposed use is a commercial kitchen/catering business to be located in a 40' x 60' pole barn (proposed). The property is currently vacant.

~~60' x 60'~~ 40' x 80'

Please provide any information or known history regarding this property.

Property down-zoned from Industrial Commercial to Rural in 2006 in order to process a residential minor subdivision (Grove MSD, PC File #06-23).

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*

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*

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*

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.**

 7/30/2020  
Property Owner Date

7/30/2020  
Property Owner Date

**Proposal For Food Service In Summit Point**

*Andrew and Nariman Main  
2945 Lewisville Road  
Summit Point, WV 25446*

**TO:** Jefferson County Department of Engineering and Office of Planning and Zoning

**RE:** Proposal to establish food service business on rural lot in Summit Point

**Business Name:** Teyta's Treats LLC

Mr. and Mrs. Main currently reside at 2945 Lewisville Road in Summit Point, WV and wish to establish a fully functional commercial kitchen/pole barn for business use on their additional acre on their property. It has come to their attention that Lot 3 of the Grove Minor Subdivision, owned by the Main's as of 2017, was converted from Industrial/Commercial to residential (rural) in the year 2006. In 2006, the builder Mr. James Grove converted Lot 2 and Lot 3 into split residential properties. The Main's home was built on Lot 2 and requested to add in Lot 3 at the time of purchase of their home. Mr. Groves initial intentions was to build another home on Lot 3 prior to the Mains purchasing Lot 3. Please note that Lot 3 has already been perked and approved for septic and well prior to the Mains purchasing this Lot.

Due to the lack of food establishments and the lack of more cultural/international food in the area, predominantly in Summit Point, the Mains are requesting to change Lot 3 into a commercial lot in order to construct a pole barn garage structure to house catering/personal equipment with a small area to serve customers who would like to purchase "grab and go items" such as sandwiches, salads and baked goods. Half of this pole barn will be used solely for food production and a wall will be built between both halves. The other half of the structure would be used for storage space. In addition to serving the general public with unique foods, the Mains would also become vendors to local business such as The Black Dog Coffee Shop as well as Bushel and Peck in Charles Town. Having this structure would allow the Mains to operate in a capacity with large equipment to mass produce food items. The anticipated structure would be approximately 40'x80'.

This business has no intentions to have indoor and outdoor dining. The approximate hours would be from 0600 – 1800 hours Monday – Friday and Saturday from 0800 – 1200 hours. The business will be closed on Sundays for religious purposes. This business will not sell fountain drinks, alcohol, or any kind of tabaco products as this business is solely café food, coffee, and tea. Examples of food items would be from the Middle East (Jordan) such as various baklavas, spinach/meat pies, hummus, fresh pita bread and so on. Falling under the Cottage Law prevents the Mains from expanding their business to introduce cultural food to West Virginians, specifically Jefferson County. Mrs. Main is the main chef in this business and is a female

veteran of the U.S. Navy as well as an Arab/American and worked hard to establish this business and give the community other food options. This business would be family owned and run with approximately 2- 4 employees who are also family members.

The Mains will also do more deliveries than having many customers "grab and go" in order to avoid traffic on their street. Another luxury Summit Point lacks is having food establishments deliver to homes in this area since it is considered too far for Charles Town to deliver here. Additionally, the Mains have spoken with neighbors and others in the community/farmers markets and all have expressed interest in this unique business. The Mains do not intend to have a large sign of their business since they do advertise on social media and by word of mouth. With the plans of 340 expansion, John's Diner will have to close their business and Summit Point loses yet another food establishment.

Thank for you the opportunity to provide you with this food service/structure building proposal. The Mains look forward to your response on this request.

Sincerely,

Andrew and Nariman Main

*Teyta's Treats LLC*

July 30, 2020

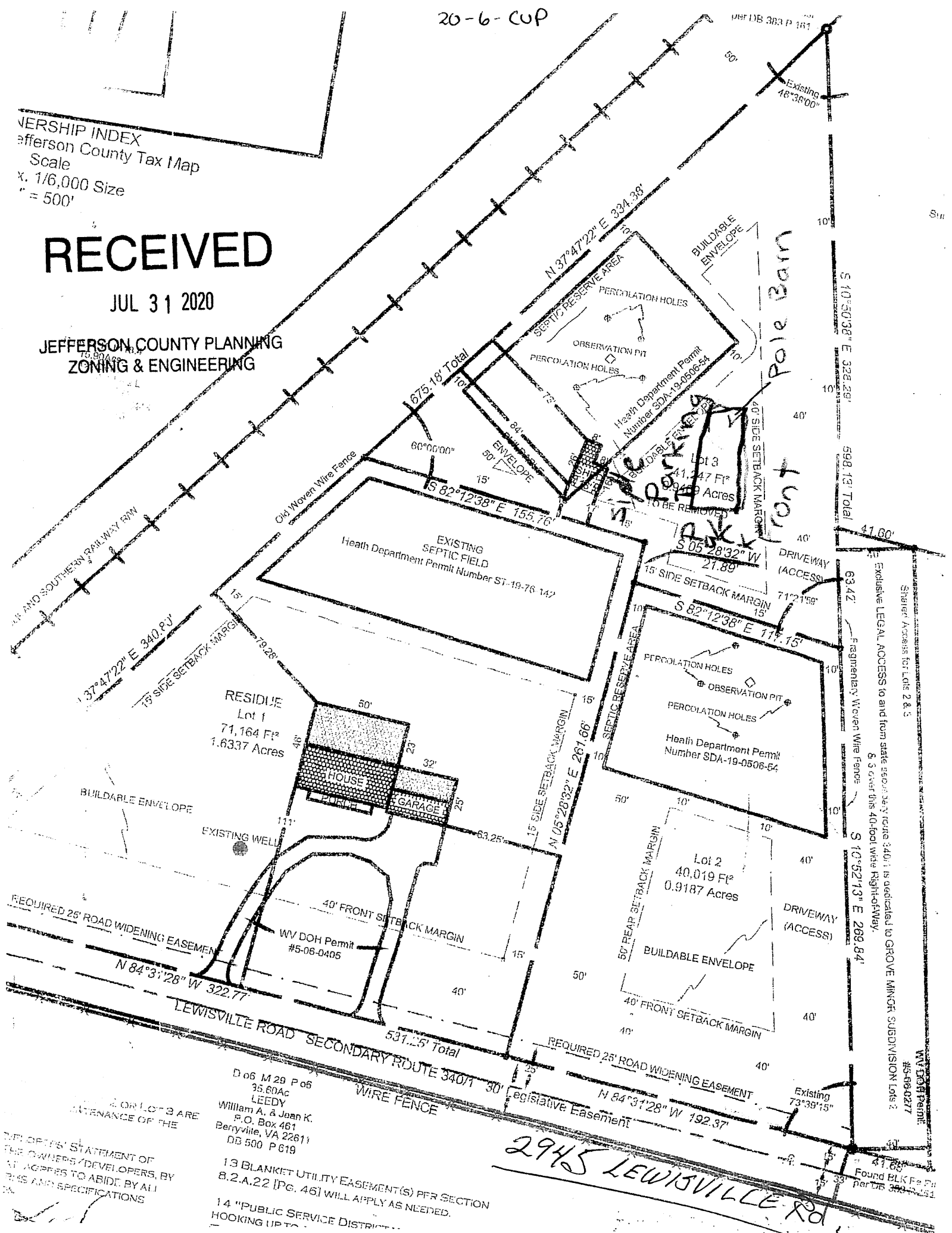
20-6-CUP

JEFFERSON INDEX  
Jefferson County Tax Map  
Scale  
x. 1/6,000 Size  
" = 500'

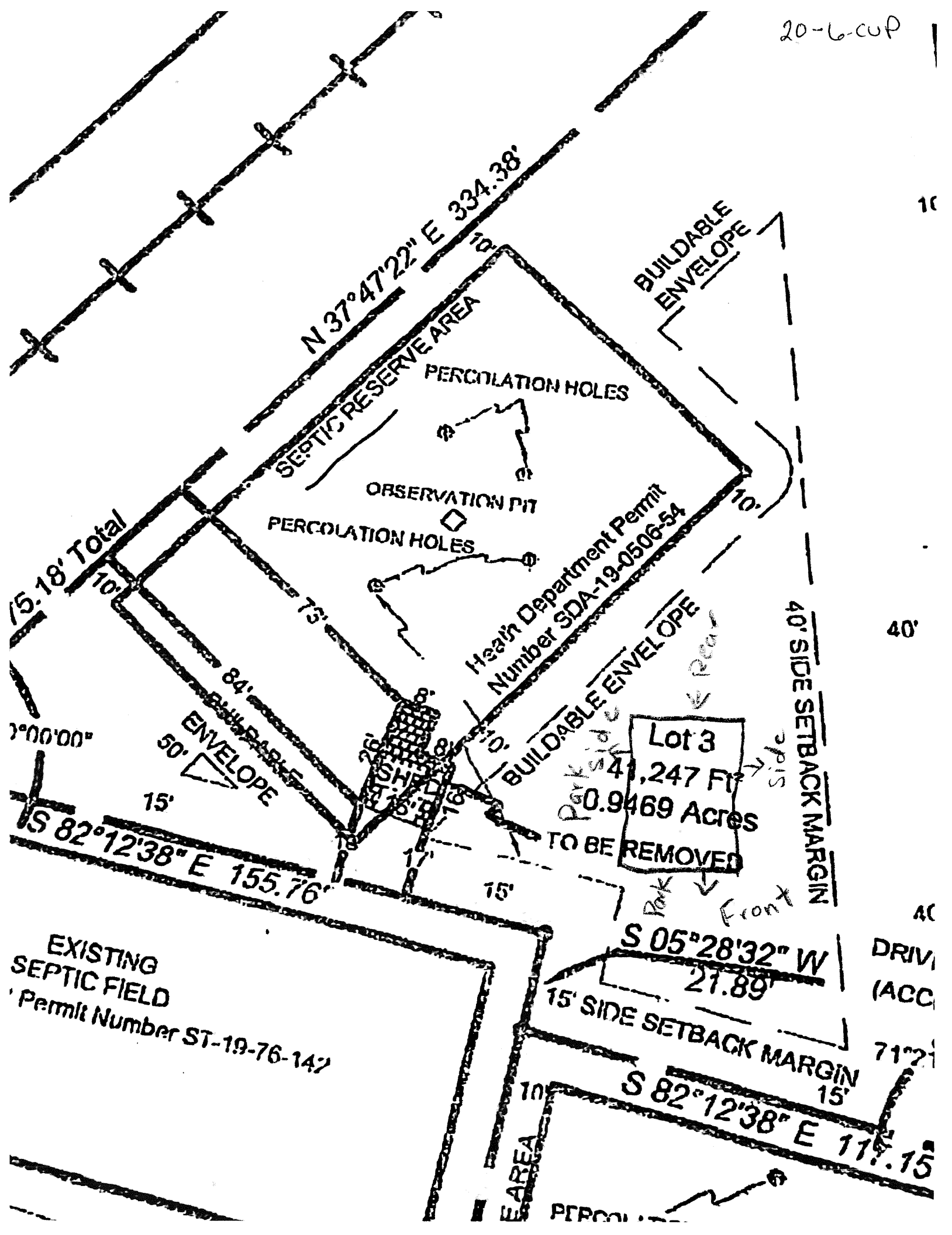
RECEIVED

JUL 31 2020

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ZONING & ENGINEERING

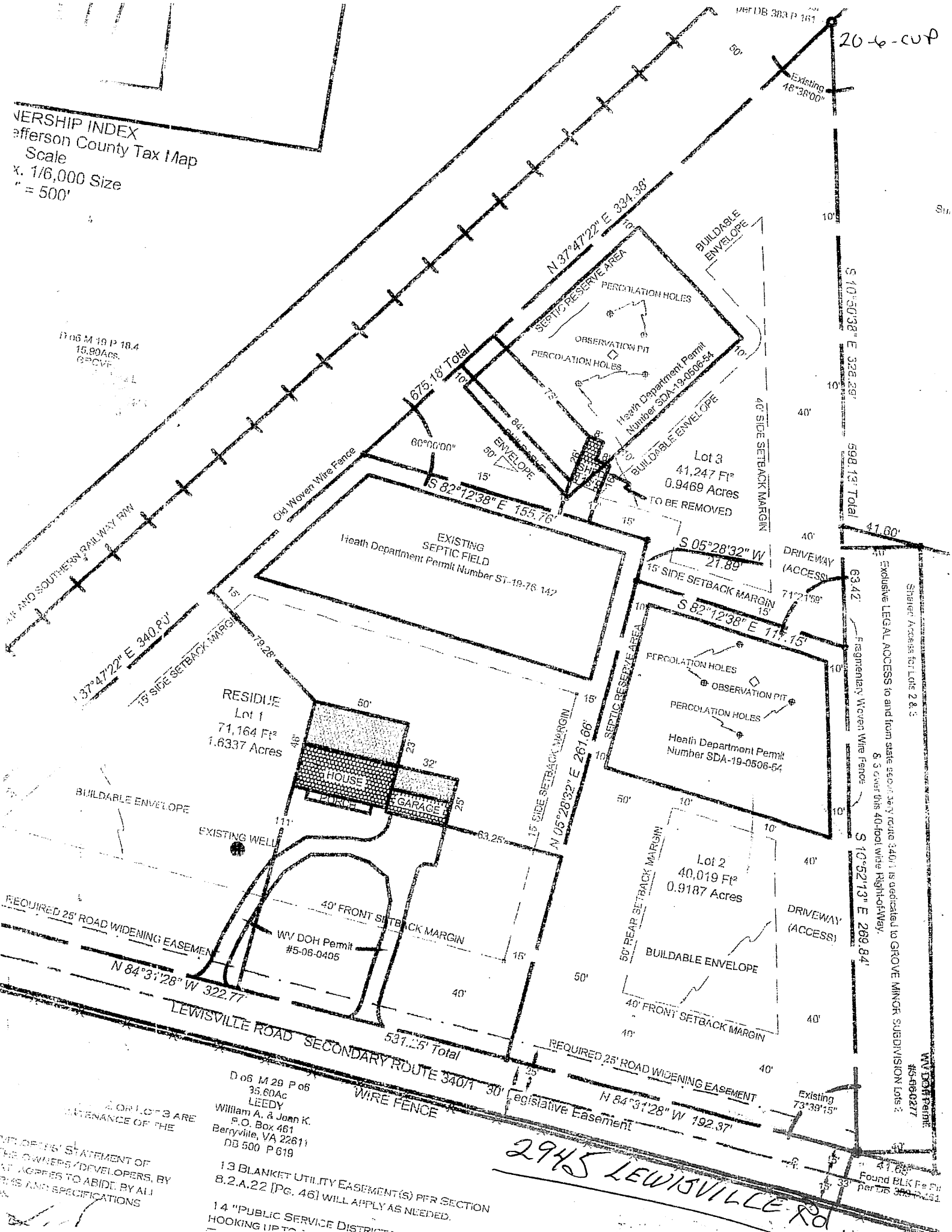


11



VERSHP INDEX  
Jefferson County Tax Map  
Scale  
x. 1/6,000 Size  
" = 500'

D 06 M 19 P 18.4  
15.80 AC.  
GROVE



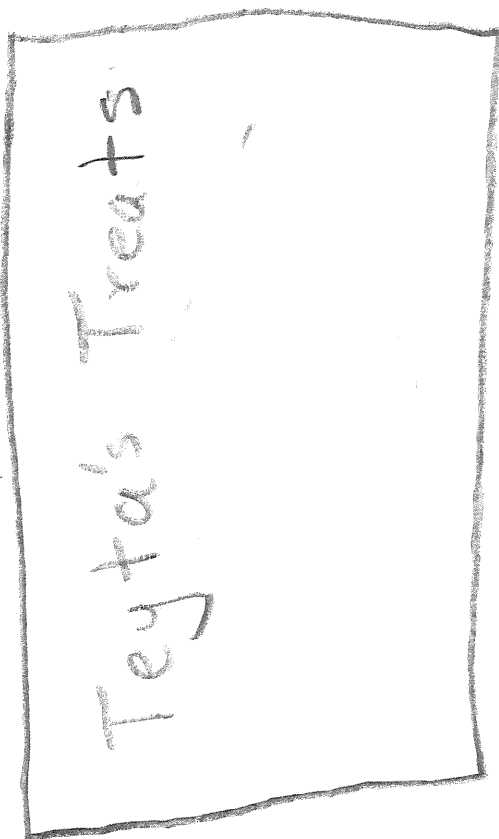
D 06 M 29 P 06  
35.60 AC  
LEEDY  
William A. & Joan K.  
R.O. Box 461  
Berryville, VA 22611  
DB 500 P 619

13 BLANKET UTILITY EASEMENT(S) PER SECTION 8.2.A.22 [Pg. 46] WILL APPLY AS NEEDED.  
14 "PUBLIC SERVICE DISTRICT" HOOKING UP TO

2945 LEWISVILLE RD

Found BLK Fe Pt  
per DB 383 P 161

Metal Sign (No lights)  
Attached to the Pole Barn  
Front



Small sign (No Lights) at the  
Entrance of driveway.



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