



**Jefferson County  
Board of Zoning Appeals  
Thursday, July 23, 2020 at 2:00 p.m.**

Members  
Jeffrey Bannon, Chair  
Tyler Quynn, Vice Chair  
Deirdre Catterton  
Matthew McKinney  
Leeds Corbin

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**By order of the Jefferson County Board of Zoning Appeals, Jeffrey Bannon, Chair, this Board of Zoning Appeals Meeting will be held virtually via ZOOM.**

**This meeting will NOT be a LIVE broadcast on our website. Instead, it will be accessible live through ZOOM Meeting. If you wish to participate in public comment for one of the agenda items, please type your name, address, and agenda item # in the chat function at the start of the meeting.**

**Please use the following information to join the ZOOM Meeting:**

**<https://us02web.zoom.us/j/86512159382>**

**Meeting ID: 865 1215 9382**

**Dial by your location:**

**+1 301 715 8592 US**

**Meeting ID: 865 1215 9382**

**Find your local number: <https://us02web.zoom.us/u/kb65f6MrBt>**

**Access from desktop, laptop, iPad, or from a phone. You will be prompted to download the software. If accessing from a phone, you must have the ZOOM app.**

**Please mute yourself when you are not talking. When participating, remember that your video is streaming to others.**

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**All requests are pursuant to the Zoning & Land Development Ordinance.**

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**Approval of Minutes: June 25, 2020**

**Public Hearing – Administer Oath**

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**ITEM #1      FILE #: 20-23-ZV**

**Request:**      Variance request from Section 4.3H to increase the number of approved fuel pump islands from two to four for a proposed Citgo gas station (previously Sheetz).

**Owner:**      I & K Farms, LLC

**Applicant:**    Clarence Haymaker

**Parcel Info:** 5437 Charles Town Rd., Kearneysville, WV; Parcel ID: 07003B00450000; Size: .70+ ac;  
Zoning District: Village

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**ITEM #2 FILE #: 20-4-CUP**

Request: Request for a Conditional Use Permit to establish a homebased federal firearms business (Green Monstah Firearms, LLC) to include limited gunsmithing from an existing dwelling unit (proposed land use as listed in Appendix C: Custom Manufacturing). The business is primarily internet based. Business hours are by appointment only, with limited customer visits (approximately four per month). No employees other than the residents of the property. No signs are proposed. No new structures or additions to existing structures are proposed.

Owner: Richalie Demaine

Parcel Info: The Estate of Frances Lloyd Minor Subdivision, Lot 2; 79 Rehoboth Lane, Summit Point, WV  
Parcel ID: 06001200020021; Size: 3 ac.; Zoning District: Rural

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**ITEM #3 FILE #: 20-24-ZV**

Request: Variance from Section 4.6B to reduce the 75' distance requirement to 50' along the rear property line for the purpose of operating a homebased federal firearms business from an existing dwelling unit (no new structures or additions are proposed). See Conditional Use Permit File #20-4-CUP.

Owner: Richalie Demaine

Parcel Info: The Estate of Frances Lloyd Minor Subdivision, Lot 2; 79 Rehoboth Lane, Summit Point, WV  
Parcel ID: 06001200020021; Size: 3 ac.; Zoning District: Rural

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**Zoning Administrator Report**

- a. Monthly Zoning Certificate Activity Report

**Legal Update**

- a. Possible executive session on the following pending lawsuits. None
- b. Discussion with possible deliberative session and signing of draft Findings/Decisions

**Meeting: June 25, 2020**

1. Variance from Section 5.4(b). Owner: Todd Landis. File: 20-21-ZV.
2. Variance from Section 5.4(b). Owner: Scott and Kelly Meisenzahl. File: 20-22-ZV.