



JEFFERSON COUNTY, WEST VIRGINIA

OFFICE OF PLANNING AND ZONING

116 EAST WASHINGTON STREET

CHARLES TOWN, WV 25414

CONDITIONAL USE PERMIT #25-2-CUP

QRF SOLUTIONS K9 LLC

This is to certify that effective March 7, 2025, the property described below has been granted a Conditional Use Permit.

Property Owner: Nicholas Russo and Alice Davenport
qrfsolutionsk9@outlook.com / 631-335-9654

Applicant: QRF Solutions K9, LLC / Attn: Nicholas Russo and Alice Davenport

Property Location: 1899 Trough Road, Shepherdstown, WV
Parcel ID: 09000900070006; Size: 10 acres; Zoning District: Rural

Approved Use: Request for a Conditional Use Permit to establish a federal firearms business to include retail sales and gunsmithing in accordance with the Alcohol, Tobacco, Firearms and Explosives (ATF) approvals. The proposal consists of utilizing a 1 acre portion of the 10 acre tract. The land use will be conducted from the existing dwelling unit and the accessory structure. The land use will operate by appointment only [up to five (5) customers per month]. No new structures or signage are proposed as part of this application. The proposed land use designations as listed in Appendix C are Retail Sales and Service, General and Custom Manufacturing, as defined in Article 2.

Pursuant to Article 6 of the Zoning Ordinance, as amended June 16, 2022, the Board of Zoning Appeals held a public hearing on January 23, 2025, for the purpose of determining if the Conditional Use met the criteria outlined in Section 6.3A.1-8. Finding that the Conditional Use met all of the criteria, the Board voted to **Grant** the request with the following conditions:

1. Testing for commercial firearms will be conducted offsite or barrel tested to suppress the noise; and,
2. The barrel testing is restricted to the 1 acre property.

In the event that the operation of this land use has not commenced by September 7, 2026, this Permit will expire. Prior to the expiration date, pursuant to Section 3.2G of the Zoning Ordinance, an extension request must be submitted to the Office for consideration by the Board of Zoning Appeals.

This Permit in no way relieves the Property Owner or Applicant from any requirements of Jefferson County Ordinances or Regulations unless the appropriate waivers/variances are granted by the appropriate County authority.

Any future change in use or expansion will require processing through the Jefferson County Department of Engineering, Planning, and zoning to ensure compliance with County Regulations.

D. Mason Carter
Acting Zoning Administrator

March 7, 2025

Date

