

**Zoning Application for Conditional Use
Permit Town of Irvington, Virginia**

To: The Zoning Administrator: Date 2/5/2020 The Applicant
Craig Dodson is (are) the (Please
print owner's name) i

address) 19 King Carter Dr Between King Carter
Dr. Street and Irvingington RD.
Street. Exact legal description of said property
being (tax map and Parcel #) 33-
329

(street Craig Dodson, Tennant

George E. Hutchings
GEORGE HUTCHINGS,
Executive Director, I.O.O.F

A Map and Adjacent Property Owner's List are hereto attached and made "a" part of this application. (A) Above described property was acquired by Applicant 1/2/20 (Mo, Day, Yr) (B) What original deed restrictions concerning the type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. _____ (you may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.) (C) Request: The Applicant requests that you approve the location of the following use on the above described

property: Storage of Paddle Boards/ Clothing
retail. RENTAL / Delivery / STORAGE of PADDLE Boards + related retail

(Use this space **ONLY** to state exactly what is intended to be done on or with the property. Use space on Page 2 for circumstances pertaining to this request. If a building is involved a sketch or plan with photographic or other suitable description should accompany this application.)

REQUIREMENTS AND INSTRUCTIONS FOR FILING APPLICATION FOR CONDITIONAL USE

1. The Application Form must be filled out completely with full answers to every statement and question.

The application may not be signed by an agent or attorney but must be signed by the lessee, owner or owners before a Notary Public in the space provided on the Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on the Applicant's Affidavit. If space is not sufficient a supplemental sheet may be added to the petition. Such Signatures are desirable but are not absolutely required 2. The **Filing Fee** in the Amount of _____ payable to the Town of Irvington must be paid at the time of filing the application.

1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be

constructed, existing buildings are to be used or additions made to existing buildings.

Use of Existing Building, with no additions. Improvements to include fresh coastal blue colored paint (Wythe Blue), repaired windows, repaired roof, repair of rotted wood, updated landscaping, de-weeding, new electrical wiring, repair of existing light fixtures. Use of the building will be for storage of paddle boards and related equipment to be rented. Paddle Boards and related equipment will not be rented on the premises. Paddle Boards and related equipment will be transported by the company to various selected 'launch points'-- to include area AirBnB properties, and public shoreline (Windmill Point). Paddle Boards and related equipment will then be picked up and transported by the company to the storage facility. A small retail component of soft goods (clothing) will also occur at the storage facility.

2. Why does applicant believe the location of the use in question on the particular property is essential or

desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood? **The current building will be generously upgraded and improved to reflect the vibrance and community integrity of Irvington. The goods and services provided by the company will also reflect, and align to, the unique beauty and natural amenities of Irvington and its surrounding waterline. As we all strive to attract and sustain a younger demographic for the region, revitalizing dilapidated main street buildings, as well as the provision of amenities and opportunities to participate with salient natural resources of this wonderful area, are crucial towards such efforts.**

3. Describe how the proposed use and improvements are to be designed and arranged to fit into the

development of adjacent property and the neighborhood.

The revitalization of a dilapidated building in the heart of Irvington will surely enhance all surrounding buildings and businesses within town limits. As new businesses such as Objects Art, The Office, Dredge, and Vine, establish their identities and subsequent business standards, so too will the development and upgrade of a town-central building structure and related business operation at 19 King Carter Drive. Too, providing additional amenities for locals and tourists alike creates value-add to each and every existing and prospective local Irvington business.

4. Furnish plot plan showing the boundaries and dimensions of property, width of boundary streets,

location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application. **Please See Attached:**

Notes: A. Two off street parking spots are provided on parcel 32-329. Please see the attachment.

B. Final Building Inspection APPROVED on 2/10/2020 (see attachment).

DODDSON, CRAIG

PROPOSED CUP FOR RETAIL IN B-1

King Carter Dr

19 King Carter Dr

T-634

Legend

- 📍 19 King Carter Dr
- 📷 Emily Carter - Jim & Pat Carter Real Estate, Inc.

Building

Lot #33-329

Parking STAFF 1

Parking PATRO 2

L-30

L-31



