



# Application for Conditional Use Permit

## Town of Irvington

P.O. Box 174, Irvington, VA 22480  
804-438-6044 (Zoning & Land Use)  
Application Fee \$200

Internal Use Only	
RECEIVED _____	
APP FEE PD _____	
APPLICATION # <u>2020-0000000</u>	
PC Public Hearing _____	
TC Public Hearing _____	

**IMPORTANT NOTE:** The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Applicant Name (s): JOHN EDGAR BAKER IV

Tax Map Parcel(s): 33B-1-7A, 8, 9, 10, 11, 12

Address/Location: 125 EDGEWOOD LANE

Deed Restrictions: Yes \_\_\_ No X (If yes, attach copy of deed) Current Zoning R-1 / SINGLE FAMILY

Proposed Use: SHORT-TERM RENTAL (STR)

Acreage of Parcel: 0.914 Overlay District(s): Chesapeake Bay X Yes \_\_\_ No \_\_\_

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
A scale drawing (see p.3) is required to be attached to any CUP application. Is a scale drawing attached to this application?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is this an application for a private pier or dock? If so, please attach your VMRC and ACOE applications and permits.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Owner or Agent Contact: JOHN EDGAR BAKER IV

Address: 1137 WASHINGTON ST, APT 7

City: DORCHESTER State: MA Zip: 02124

Phone Number: (339) 368-1061 Email address: johnedgarbaker@gmail.com

Official Owner(s) of Record (If different than applicant): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

*AD # 2020-0000000 Baker*

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers:

Section 154.017 of the Town of Irvington Zoning Ordinance provides guidelines for conditional use permit applications. Please address the following standards which will be reviewed by the staff in analysis of your request. If you need assistance filling out these items, staff is available.

Provide a written statement demonstrating that:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals and general welfare and is in compliance with the Chesapeake Bay Act;
2. The establishment of the CUP will not substantially diminish or impair property values within the neighborhood nor will it be detrimental to the environment and surrounding properties;
3. The purpose of the CUP is to provide for certain uses which may not be compatible with certain surrounding uses or which may be compatible with surrounding uses only if the use in question is established in conformance with certain limiting conditions;
4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur;
5. Adequate utilities, and off street parking are provided;
6. That soil erosion and sedimentation be avoided;
7. The height, area, yard and sign limitations shall be the same as for other uses in the district;
8. That businesses and other operations be carried out only at appropriate times;
9. The establishment of the CUP is not in conflict with the Comprehensive Plan;
10. The CUP shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified by the Governing Body.

(Governing Body may impose reasonable conditions to make use compatible, to protect environment, surrounding properties, persons, neighborhood values.)

Please attach your written statement with this document upon submission.

Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

PLEASE SEE ATTACHED RESPONSE WITH WRITTEN STATEMENT.

If any improvements are being proposed, briefly state whether new structures are to be constructed, existing structures are to be used or modifications, expansion, reconstruction, or additions are to be made to existing structures. If available, provide dimensions of any structures that will be used for this CUP.

PLEASE SEE ATTACHED RESPONSE WITH WRITTEN STATEMENT.

**Attachments Required** – provide three copies of each

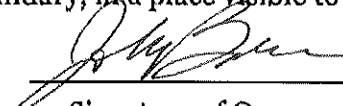
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of such building or use with respect to the property lines of said parcel of land to the right-of-way of any street or highway adjoining said parcel of land.
2. *Ownership information* – If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, an acceptable document must be submitted certifying that the person signing below has the authority to do so.

**Certification**

State of Virginia, Town of Irvington, To Wit

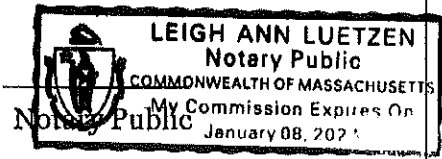
I (We) John Baker, being duly sworn, depose and say that I am the Owner/Or Agent of Owner of the property involved in the application. If I am not the Owner, I have attached written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Town of Irvington officials and other authorized government agents on official business to enter the property as necessary to process this application and to monitor compliance with any permit issued hereunder. I hereby have posted a notice on my property, near the boundary, in a place visible to the public notifying the public of my application.

	<u>10/12/22</u>
Signature of Owner or Agent	Date
<u>1137 Washington Street Apt 7</u>	<u>339-369</u>
<u>Dorchester MA 02124</u>	<u>1061</u>
Mailing Address	Phone No.

Subscribed and sworn to before me this 12 day of October, 2022.

  
My Commission Expires \_\_\_\_\_



_____	_____
Signature of Property Owner	Date
_____	_____
Mailing Address	Phone No.

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
My Commission Expires Notary Public

Town of Irvington / CUP Application  
Re: STR at 125 Edgewood Lane  
Written Statement

In response to standards defined on Page 2 of the CUP application

1. Use of our personal residence will not adversely affect the public health, safety, morals and general welfare of the Town of Irvington. We will post in our residence the required STR Safety and Insurance Requirements for all guests. Our residence is not located within the RPA. We will meet the performance standards for RMAs outlined in the Chesapeake Bay Preservation Act where applicable.
2. The establishment of the CUP would allow families to vacation in our home and enjoy the Town of Irvington. We will not permit inappropriate behavior or activities that would be a detriment to the neighborhood, environment, or surrounding properties.
3. Our residence is proximate to both commercial and residential property therefore the use of a short term rental could be considered compatible. In the Business District, lodging establishments are situated next to residential parcels.
4. The yard surrounding our residence is well defined by plantings and hedges. These plantings screen for both sight and sound and both buffer and define our property from that of our neighbors. The activities of vacationing, sleeping, eating, and enjoying family time are the activities we will promote and condone within our friends and family network.
5. Our residence has adequate off-street parking for up to 3 vehicles and trash receptacles are kept out of view. Our residence has a septic system rated for 3 bedrooms and at no time will our occupancy exceed 5 persons.
6. Soil erosion and sedimentation will be avoided.
7. There are no changes proposed to the site that would adversely alter details of the residence, including height, area, yard or signage, that would deviate from other similar uses in the district.
8. The operation of guests staying overnight(s) will be the only operation allowed on the premise.
9. If approved, the CUP will not be in conflict with the Town Comprehensive Plan.
10. While the approval of the CUP will allow the operation of overnight guests other than by owner for stays of less than 30 days as an STR, it will effectively remain a residence.

Town of Irvington / CUP Application  
Re: STR at 125 Edgewood Lane  
Written Statement  
Page 2 of 2

In response to questions on Page 3 of the CUP application

Question 1 – Describe your request in detail...

Our residence has 2 bedrooms and 2 full bathrooms. We are limiting our occupancy to 5 persons per stay. Guests will be allowed to use our home for family stays and enjoy the charming Town of Irvington and the beauty of the Northern Neck. The operating hours will be from 3:00 PM on the day of arrival to 11:00 AM on the day of departure. The STR Safety and Insurance Requirements will be posted as required. These define quiet hours which would apply to the operating hours.

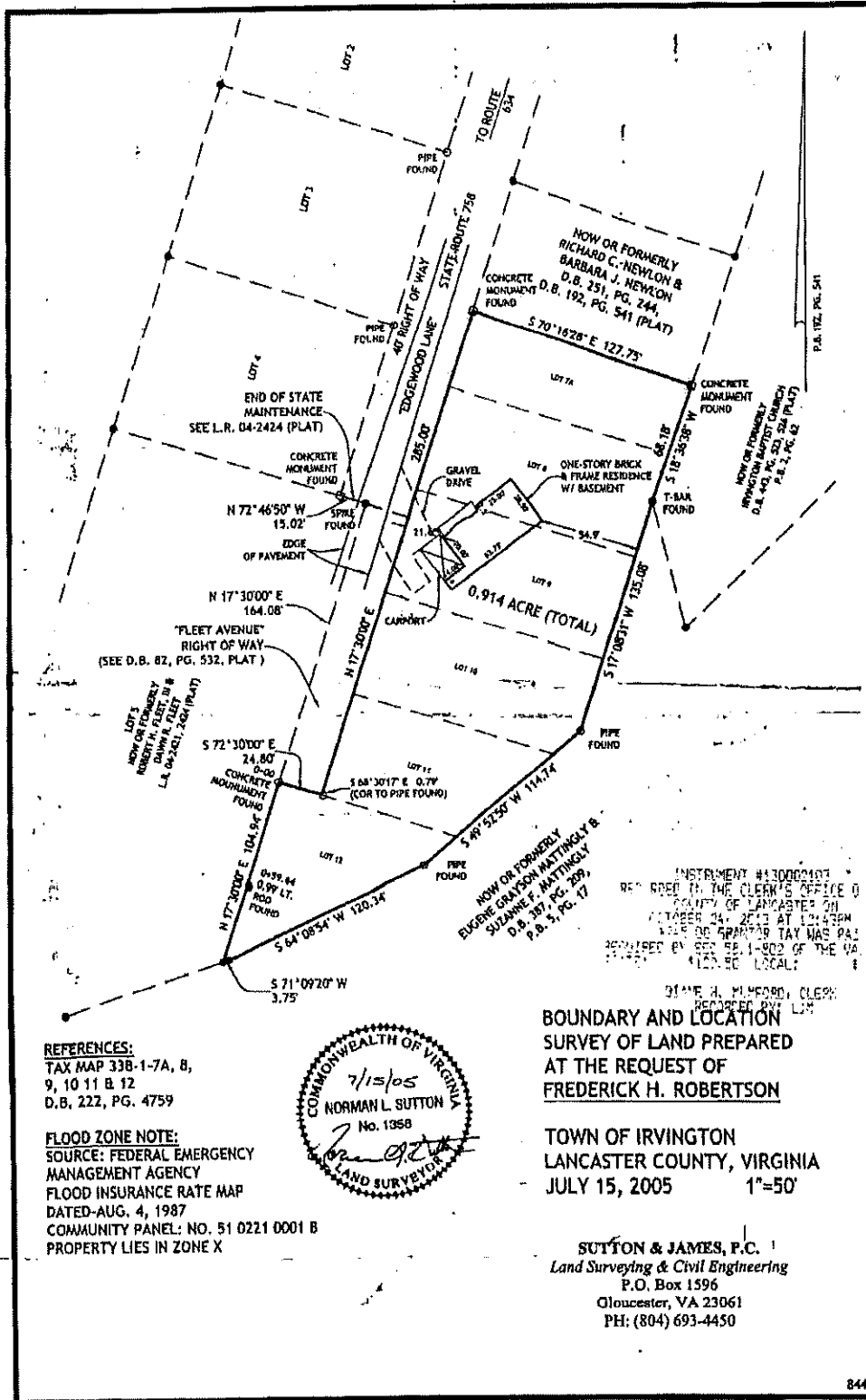
We recognize that we no longer permanently reside in close proximity to the Town of Irvington. To ensure that the residence remains well-maintained, to meet the requirements defined by the Town for the operation of an STR, and to promptly address any issues that may arise during operation, we will contract with a local property manager to assist with operations and be on call in the event of an issue.

Question 2 – If any improvements...

No new improvements to the property are being proposed.

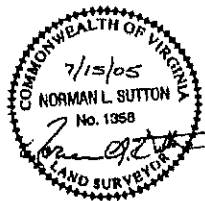
Plat # 0415

See Instrument # 130002103



REFERENCES:  
 TAX MAP 338-1-7A, B,  
 9, 10 11 B 12  
 D.B. 222, PG. 4759

FLOOD ZONE NOTE:  
 SOURCE: FEDERAL EMERGENCY  
 MANAGEMENT AGENCY  
 FLOOD INSURANCE RATE MAP  
 DATED-AUG. 4, 1987  
 COMMUNITY PANEL: NO. 51 0221 0001 B  
 PROPERTY LIES IN ZONE X



BOUNDARY AND LOCATION  
 SURVEY OF LAND PREPARED  
 AT THE REQUEST OF  
 FREDERICK H. ROBERTSON

TOWN OF IRVINGTON  
 LANCASTER COUNTY, VIRGINIA  
 JULY 15, 2005 1"=50'

SUTTON & JAMES, P.C.  
 Land Surveying & Civil Engineering  
 P.O. Box 1596  
 Gloucester, VA 23061  
 PH: (804) 693-4450

INSTRUMENT #130002103  
 RECORDED IN THE CLERK'S OFFICE OF  
 COUNTY OF LANCASTER ON  
 OCTOBER 24, 2005 AT 10:47PM  
 \$100.00 GRANTOR TAX WAS PAID  
 PERMITTED BY SEC. 58-1-802 OF THE VA.  
 CODE LOCAL

DAVE H. HILFORD, CLERK  
 RECORDED BY LHM