



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	<u>10/14/2022</u>
APP FEE PD	_____
APPLICATION #	_____
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): Michael C Hanky

Tax Map Parcel(s): 33-253

Address/Location: 882 King Carter Drive Irvington, VA 22480

Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) **Current Zoning** R1

Proposed Use: SFR

Acreage of Parcel: 0.55 **Overlay District(s):** Chesapeake Bay ___ 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: Michael C Hanky

Address: 2641 Leaffield Terrace

City: Midlothian **State:** VA **Zip:** 23113

Phone Number: 804-399-7788 **Email address:** mikehanky@srmfre.com

Official Owner(s) of Record (If different than applicant): same as above

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone Number: _____ **Email address:** _____

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

33-253A

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.

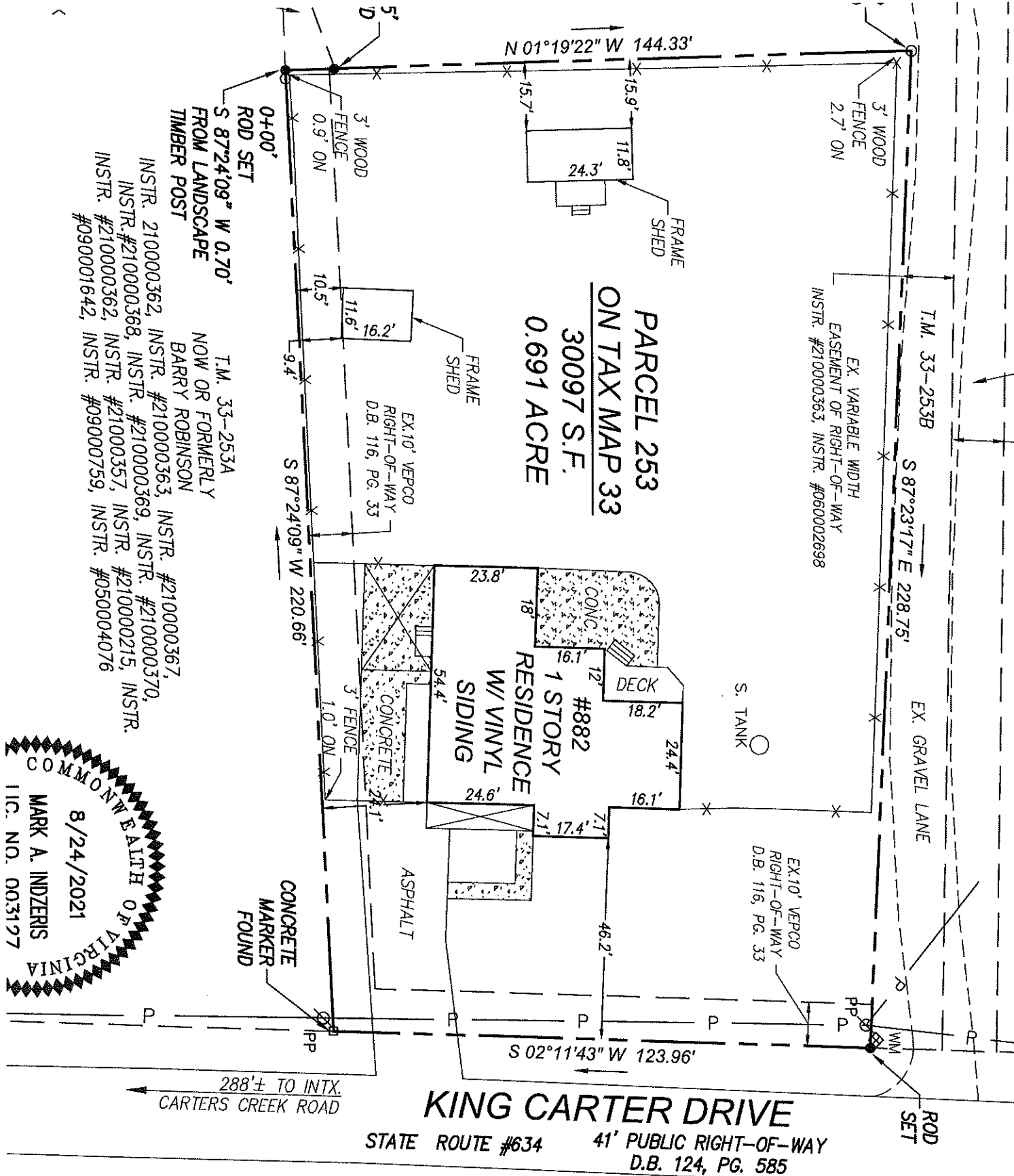
Describe your request in detail and include any relevant information such as the number of persons involved in the use, operating hours, or any unique features of the proposed use.

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.

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.

49, PG. 104, D.B. 369, PG. 463 (PLAT)
 D.B. 72, PG. 291 (PLAT).
 INSTR. #060002700



COMMONWEALTH OF VIRGINIA
 8/24/2021
 MARK A. INDZERIS
 LIC. NO. 003197

- 314, D.B. 24
- 203, PG. 21
- 680, D.B. 12
- PHYSICAL A
- FLOOD ZONE
4. ZONE X (NC DETERMINED, MANAGEMENT RATE MAP (OCTOBER 2, THIS PLAT I, SURVEY, FOR OTHER AVAIL SHOWN THE COVENANTS, AFFECT THIS PREPARED 1 TITLE REPOF
- 5.
- 6.


PLAT SHOW
 LOCATION
 PARCEL 25;
 PREPARED
 MIKE HANK

TOWN OF IF
 LANCASTER
 AUGUST 24

REFE
 LAN.
 8;
 GLOUC

882 King Carter Dr, Irvington, VA 22480, Lancaster County

APN: 33-253 CLIP: 1041662370

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	\$430,000	09/02/2021
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,262	23,958	1993	SFR	

OWNER INFORMATION

Owner Name	Hanky Michael C	Mailing Zip	23113
Mailing Address	2641 Leaffield Turn	Owner Occupied	No
Mailing City & State	Midlothian, VA		

LOCATION INFORMATION

Magisterial	Town Of Irvington	Topography	Flat/Level
Zip Code	22480	Census Tract	303.02
Carrier Route	R001	Parcel Comments	CARPOROT ON FOR 2010
Zoning	R1		

TAX INFORMATION

PID	33-253	Parcel ID	33-253
Old Map #	10184	% Improved	76%
Legal Description	IRVINGTON .55 AC DB311/314		

ASSESSMENT & TAX

	2021	2020	2019
Assessment Year	2021	2020	2019
Assessed Value - Total	\$307,000	\$307,000	\$307,000
Assessed Value - Land	\$75,000	\$75,000	\$75,000
Assessed Value - Improved	\$232,000	\$232,000	\$232,000
Market Value - Total	\$307,000	\$307,000	\$307,000
Market Value - Land	\$75,000	\$75,000	\$75,000
Market Value - Improved	\$232,000	\$232,000	\$232,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$2,026		
2020	\$2,026	\$0	0%
2021	\$2,026	\$0	0%

CHARACTERISTICS

Lot Acres	0.55	Roof Material	Composition Shingle
Lot Sq Ft	23,958	Roof Shape	Gable
Land Use - County	Single Family Resi -Urban	Interior Wall	Drywall
Land Use - CoreLogic	SFR	Exterior	Vinyl
Stories	1	Floor Cover	Wood
Year Built	1993	Foundation	Concrete Block
Bldg Area - Finished Sq Ft	2,262	Water	Public
Bldg Area - Total Sq Ft	2,262	Sewer	Septic Tank
Bldg Area - Main Floor Sq Ft	1,734	Electric Service Type	Type Unknown
Bldg Area - Ground Fl Sq Ft	2,262	Condition	Good
Bldg Area - Above Grade Sq Ft	2,262	Quality	Average
Total Rooms	5	Porch Type	Porch
Bedrooms	2	Patio Type	Deck
Baths - Total	2	No. of Patios	1
Baths - Full	2	Patio/Deck 1 Area	113
Cooling Type	Yes	Patio/Deck 2 Area	150
Heat Type	Baseboard	Porch	Porch
Heat Fuel Type	Electric	Porch 1 Area	240
Roof Type	Gable		

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Value
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Shed-Frame	S	288	24	12	\$1,000
Shed-Frame	S	192	16	12	\$500
Pavement					\$2,000
Carport				14	\$95

Building Description	Building Size
Base Section	1,734
Porch	240
Deck	113
Porch	150
Addition W/ No Bsmt	528

SELL SCORE			
Rating	Low	Value As Of	2022-10-09 04:44:18
Sell Score	462		

ESTIMATED VALUE			
RealAVM™	\$445,800	Confidence Score	82
RealAVM™ Range	\$401,100 - \$490,400	Forecast Standard Deviation	10
Value As Of	09/19/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

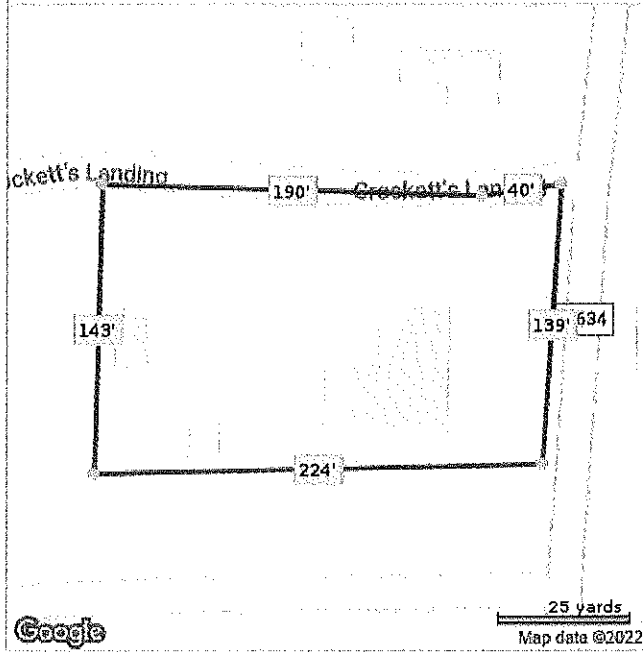
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion on an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	09/02/2021	Seller	Jenkins Katherine M
Settle Date	09/02/2021	Owner Name	Hanky Michael C
Sale Price	\$430,000	Document Number	2534
Price Per Square Foot	\$190.10	Deed Type	Warranty Deed

Recording Date	09/02/2021	09/09/2015	
Sale/Settlement Date	09/02/2021	09/09/2015	
Sale Price	\$430,000		
Nominal		Y	
Buyer Name	Hanky Michael C	Francis Theresa A J	Jenkins Katherine M
Buyer Name 2		Jenkins Celena J	
Seller Name	Jenkins Katherine M	Jenkins Katherine M	Owner Record
Document Number	2534	1425	311-314
Document Type	Warranty Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	09/02/2021	04/06/2018	05/04/2017
Mortgage Amount	\$344,000	\$33,000	\$60,000
Mortgage Lender	Blue Ridge Bk	Chesapeake Bk	Chesapeake Bk
Mortgage Term	30	15	10
Mortgage Term	Years	Years	Years
Mortgage Int Rate		4.25	
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan	Adjustable Int Rate Loan
Mortgage Purpose	Resale	Refi	Refi
Mortgage Type	Conventional	Conventional	Conventional
Mortgage Doc #	2535	648	837

PROPERTY MAP



*Lot Dimensions are Estimated

