



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	5.9.23
APP FEE PD	
APPLICATION #	HARPER 2023
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): RUSSELL HARPER

Tax Map Parcel(s): 33-252B, 33-254A, 33-254

Address/Location: CARTER'S CREEK ROAD

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

Proposed Use: RESIDENTIAL

Acreage of Parcel: 1.34 / 1.000 / 1.08 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: RANDY BILTZ

Address: 115 SOUTH 15TH STREET, SUITE 200

City: RICHMOND State: VA Zip: 23219

Phone Number: 804.441.7504 Email address: rbiltz@vhb.com

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

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email address: _____

Town of Irvington, Virginia
Zoning Permit Application (\$100 Filing Fee)

5 2 23 Date

Application is hereby made for a Zoning Permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances with which applicant agrees to comply, and which shall be deemed a condition unto the exercise of this permit. Application must be made in duplicate with two (2) copies of drawing; showing lot size and location of structure with side yards and front and rear setbacks.

Russ HARPER
 Applicant Name _____ Name of Property Owner (if different)

175 HARPER'S CREEK RD
 Property Location _____

Applicant Contact Information Email _____ Home Phone _____ Mobile Phone 804 356 4114

TRB
 Contractor Contact Information Email _____ Home Phone _____ Mobile Phone _____

33-251A & 33-251A
 Tax Map Parcel Number _____ Zoning Classification _____

NEW HOME
 Nature of Construction _____ Approximate # of Feet 4,000

Site Location(s) _____ Harper's Creek Rd

N E S W Side of State Road # (i.e. Route 200) _____ Nearest Cross Street _____

I, or, we, hereby covenant to restore any and all damages to sidewalks, streets, alleys, sewers, gas mains, water mains, electric installation and adjoining property which may result. I hereby certify I have the authority to make the foregoing application, that the information given is correct and that the construction will conform with the regulations in the Virginia Building Code, Zoning Ordinances, and private building restrictions if any, which may be imposed upon the above property by deed.

Applicant (s) Signature _____

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	For Office Use Only	<u>2023 16</u> Permit Number
<input checked="" type="checkbox"/> \$100 Fee Collected <input type="checkbox"/> Yes <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> No Fee Collected		<u>AN APPROVED COPY BY [Signature]</u>	
Conditions <u>[Signature]</u>		<u>5-2-23</u> Date	
Zoning Administrator <u>[Signature]</u>			

This permit must be issued before starting construction and is invalid if a building permit is not obtained from Lancaster County and construction is not started within two (2) years of issuance of this permit.

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.

APPLICANT WISHES TO RE-GRADE PARCELS
AND BUILD RESIDENCE.

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.

AFTER RE-GRADE, A RESIDENCE, DRIVEWAY AND
DETACHED GARAGE WILL BE BUILT. THERE IS
AN IN-GROUND POOL PLANNED AS WELL.

GARAGE SF:

POOL & POOL DECK SF:

RESIDENCE SF:

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) _____, 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 herby 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.

Signature of Owner or Agent

Date

Mailing Address

Phone No.

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

My Commission Expires

Notary Public

Susan J. Dwyer June 6, 2023

Signature of Property Owner

Date

902 King Carter Drive (804) 356 4827

Mailing Address Irvington, VA

Phone No.

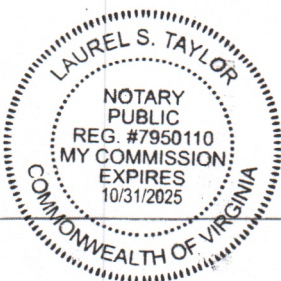
Subscribed and sworn to before me this 6th day of June, 2023.

10/31/2025

My Commission Expires

Laurel S. Taylor

Notary Public



Erosion Control Notes

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL VERIFY THE CORRECT IMPLEMENTATION OF THE EROSION CONTROL PLAN TO THE LAND OWNER/STAKEHOLDER.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AS SPECIFIED ON THE PLAN AND AS DESCRIBED IN THESE NOTES THROUGHOUT THE CONSTRUCTION PERIOD.
3. CONTRACTOR SHALL REPORT LAND DAMAGE TO EROSION CONTROL MEASURES AND REPORT DAMAGE TO THE LAND OWNER/STAKEHOLDER IMMEDIATELY UPON DISCOVERY.
4. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT CONSTRUCTION RELATED DAMAGE TO EROSION CONTROL MEASURES IMMEDIATELY UPON DISCOVERY.
5. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION PERIOD.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION PERIOD.
7. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION PERIOD.



Legend

- 1. SILT FENCE
- 2. SODD ROAST MATT PROTECTION
- 3. COVER MATT PROTECTION
- 4. TEMPORARY SIGNAGE
- 5. TEMPORARY SIGNAGE
- 6. TEMPORARY SIGNAGE
- 7. TEMPORARY SIGNAGE
- 8. TEMPORARY SIGNAGE
- 9. TEMPORARY SIGNAGE

Sequence of Construction

1. CONSTRUCTION OF THE EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE BUILDING.
2. CONSTRUCTION OF THE BUILDING SHALL BE COMPLETED PRIOR TO THE REMOVAL OF THE EROSION CONTROL MEASURES.
3. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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D.B. :

HARPER RESIDENCE - MARINA
70 RAPPAHANNOCK ROAD
IRVINGTON, VIRGINIA

LAND DISTURBANCE PERMIT
05/02/2023

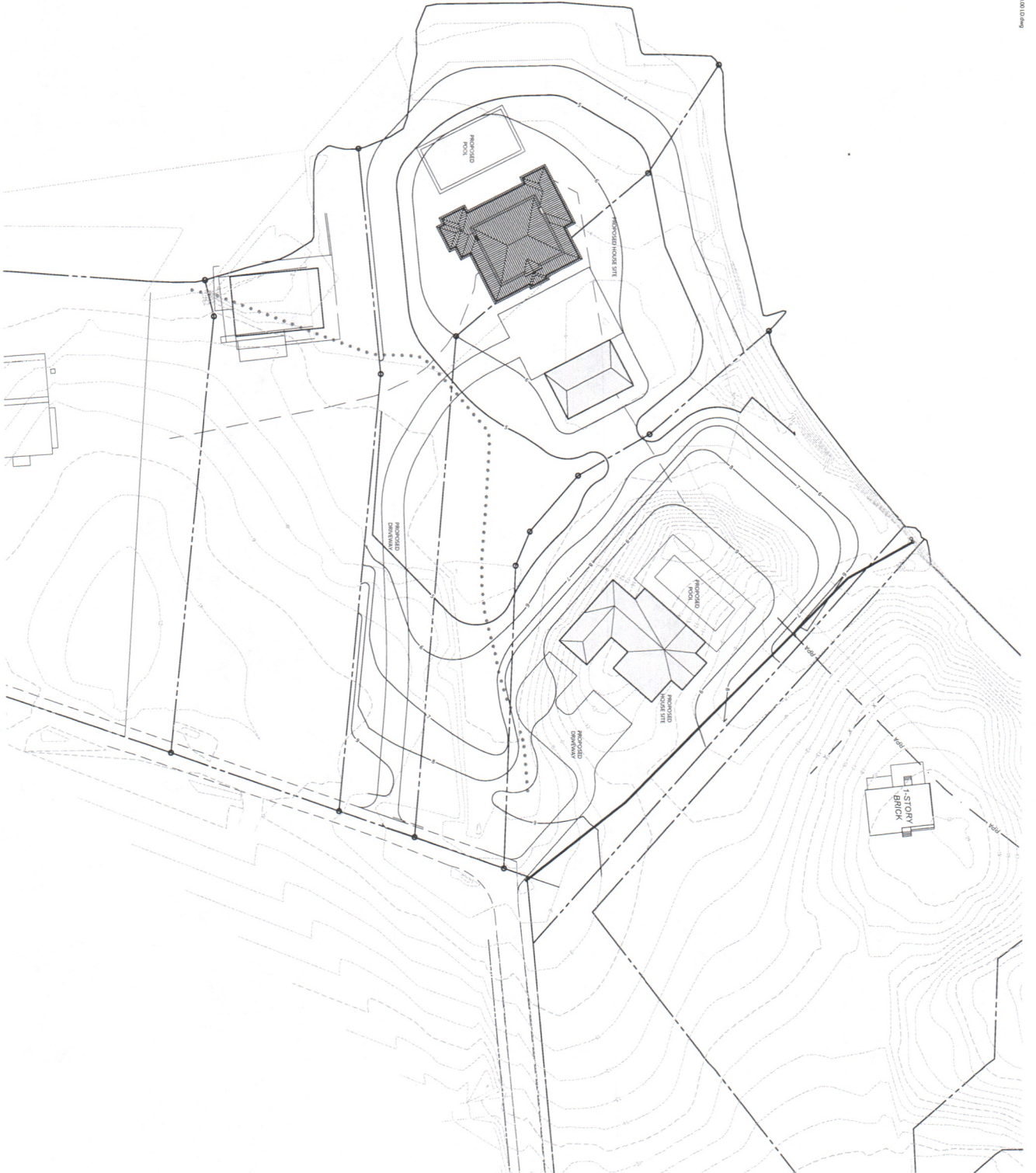
EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

C2.00


0 15 30 60 Feet

vhb
115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7700

vhb.com



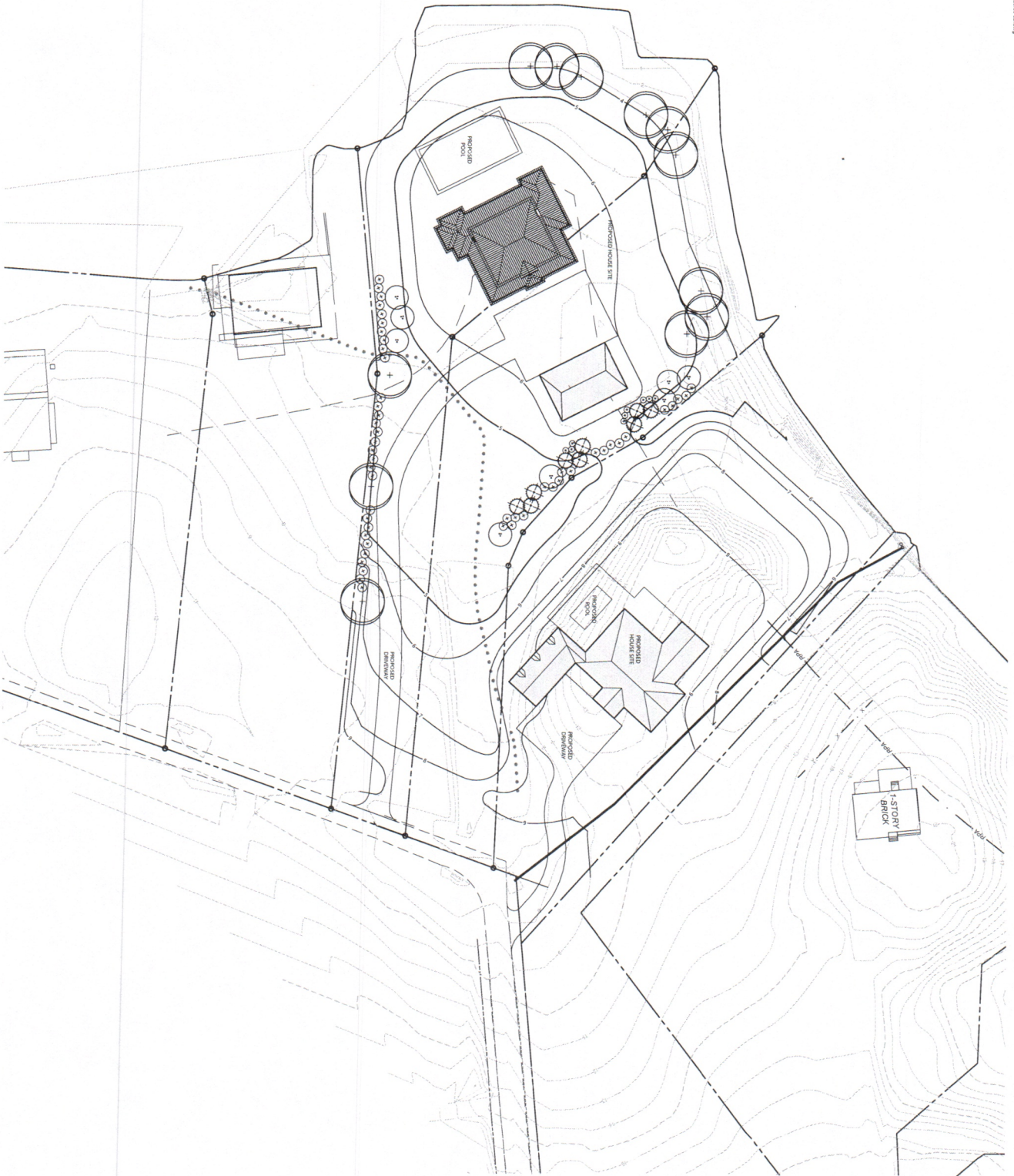

vhb
 115 South 15th Street
 Suite 200
 Richmond, VA 23219
 804.343.7100
 vhb.com



 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
HARPER RESIDENCE - MARINA
 70 RAPPAHANNOCK ROAD
 IRVINGTON, VIRGINIA
 02222
 2023
 PROJECT NO. 63000
 DATE 05/19/2023
 WJ
 RB
 LAND DISTURBANCE PERMIT
LAYOUT AND GRADING PLAN

C3.00

34420.00




vhb.com
 115 South 15th Street
 Suite 400
 Richmond, VA 23219
 804.353.7100



HARPER RESIDENCE
 70 RAEPHANNOCK ROAD
 IRVINGTON, VIRGINIA

WJL
 SJB
 LAND DISTURBANCE PERMIT
 05/02/2023

LAYOUT AND GRADING PLAN

C3.00

3482030