



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	10/11/22
APP FEE PD	\$ 200 (ck #1079)
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): PAUL AND JENNIFER LANDERS

Tax Map Parcel(s): _____

Address/Location: 89 PARK PLACE / VINEYARD GROVE

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

Proposed Use: SHORT TERM RENTAL

Acreage of Parcel: 2.564 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 type="checkbox"/> Yes	<input checked="" 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: PAUL AND JENNIFER LANDERS

Address: 209 N. LEE ST

City: FALLS CHURCH State: VA Zip: 22046

Phone Number: 703-930-8135 Email address: PJMLANDERS@ME.COM

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

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email address: _____

recd. 10/11/22
CUP permit
ck. # 1079
for \$ 200

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

N/A

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.

ATTACHMENT: CUP APPLICATION FOR 89 PARK PLACE/LANDERS

In response to Section 154.017 of the Town of Irvington Zoning Ordinance, we can confirm, with certainty, the following:

1. The establishment, maintenance or operation of the CUP will not adversely affect the public health, safety, morals, and general welfare and is following the Chesapeake Bay Act.

Our family has owned and operated a custom homebuilding company in northern Virginia for over 34 years. We fully intend in operating our short-term rental business with the same integrity and regard for safety, morals and general welfare and 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.

We purchased our home in Vineyard Grove with the expressed intent of using it as a short-term rental. We were pleased to learn that the recorded covenants of the Vineyard Grove Association, expressly permit short- and long-term rentals. The community was developed, in part, for that purpose.

3. The purpose of the CUP is to provide 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.

As previously mentioned, our community has always had a mix of short and long-term rentals, as well as owners who only use their home for personal.

4. That proper landscape designs detailing plantings, screening for sight and sound and proper buffers be provided, that only certain appropriate activities shall occur. ACKNOWLEDGED

5. Adequate utilities, and off-street parking are provided.

We have already setup adequate utilities for residential use. We would limit the number of cars allowed to the 3 off-street parking spaces we currently have.

6. That soil erosion and sedimentation be avoided. ACKNOWLEDGED

7. The height, area, yard, and sign limitations shall be the same as for other uses in the district. ACKNOWLEDGED

8. That businesses and other operations be carried out only at appropriate times. ACKNOWLEDGED

9. The establishment of the CUP is not in conflict with the Comprehensive Plan. ACKNOWLEDGED

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. ACKNOWLEDGED

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.

WE REQUEST THIS CONDITIONAL USE PERMIT IN ORDER TO OPERATE A SHORT TERM RENTAL AT OUR HOME. WE FULLY ACKNOWLEDGE CURRENT ORDINANCES GOVERNING STRS IN THE TOWN OF IRVINGTON.

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.

N/A

Attachments Required – provide three copies of each

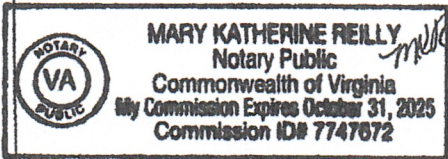
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located. Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of 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) JENNIFER M. LANDERS, 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.



JMLanders 10/6/2022
Signature of Owner or Agent Date

209 N. LEE ST, FAUSCHURCH, VA 22046
Mailing Address 703-930-8135 Phone No.

Subscribed and sworn to before me this 6th day of October, 2022.

10/31/2025
My Commission Expires

Mary Katherine Reilly
Notary Public

Signature of Property Owner Date

Mailing Address Phone No.

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

My Commission Expires

Notary Public