

Application for Conditional Use Permit



Internal Use Only
Cup# 2020.01 - Hope and Glory
CK# 1321H
pd

Irvington

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

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): Hope and Glory Inn, LLC dba Hope and Glory Inn and Vineyard

Tax Map Parcel(s): 33 436

Address/Location: 65 Tavern Road

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

Proposed Use: Food and Beverage service on front lawn pursuant to attached diagram

Acreage of Parcel: .242 **Overlay District(s):** Chesapeake Bay ___ Yes X 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: Dudley and Peggy Patterson

Address: 65 Tavern Road

City: Irvington **State:** Va **Zip:** 22480

Phone Number: 804.438.6053 **Email address:** dudley@hopeandglory.com

Official Owner(s) of Record (If different than applicant): Hope and Glory Realty, LLC

Address: 65 Tavern Road

City: Irvington **State:** Va **Zip:** 22480

Phone Number: 804.438.6053 **Email address:** dudley@hopeandglory.com

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.

WRITTEN STATEMENT AS REQUIRED BY SECTION 154.017

1. Our proposed expansion 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 nor will it be detrimental to the environment;
3. The purpose of the CUP is to provide for certain uses which are compatible with the business and the surrounding uses specifically outdoor dining; we are seeking to expand an already existing use(fountain patio).
4. The landscaping will be consistent with what one would expect from a property that has been on Historic Garden Week;
5. Utilities are in place and parking has been grandfathered;
6. The lawn will be shaped and improved to limit the current collection of water;
7. The height, area, yard and sign limitations will be consistent with other uses;
8. The hours of operation are appropriate and respectful;
9. This CUP is not in conflict with the Comprehensive Plan;
10. This CUP conforms with the applicable regulations of the zoning district in which it is located,

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.

This will be a venue for the Hope and Glory Inn to serve lunch, a normal and customary function of bed and breakfasts and inns.
Hours open will be 11AM to 5PM five days per week. Though its primary use is for lunch, on occasions and as needed, food and beverage service may be past 5PM and said space may be used for private events and for other restaurant use.
Food operations will include a Chef plus 3. Beverage operations will be 3-6 part time staff.
All required permits to be in place - ABC, UDH, Town of Irvington, and Hancock County.

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.

Our picket fence will be extended to enclose the venue with ingress and egress at the front gate only.
Front lawn guests will not have access to The Colonnade or any other parts of the Hope and Glory property which is reserved for requested guests only and those with Colonnade dining reservations.
The cover will be a temporary tent the size depicted on the attached diagram.
The tent will cover a paver patio.

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 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.

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

[Handwritten Signature]

Signature of Property Owner

04/02/2021

Date

P.O. Box 37 Irvington, Va

Mailing Address

804.761.7879

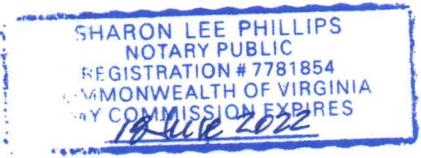
Phone No.

Subscribed and sworn to before me this *2nd* day of *April*, 20 *21*.

18 June 2022

My Commission Expires

Notary Public



November 20, 2002

MAP 33 PARCEL 436

CHESAPEAKE DRIVE
STATE ROUTE #715
(40' WIDE)

ASPHALT-
PAVEMENT
(ENCROACHMENT)

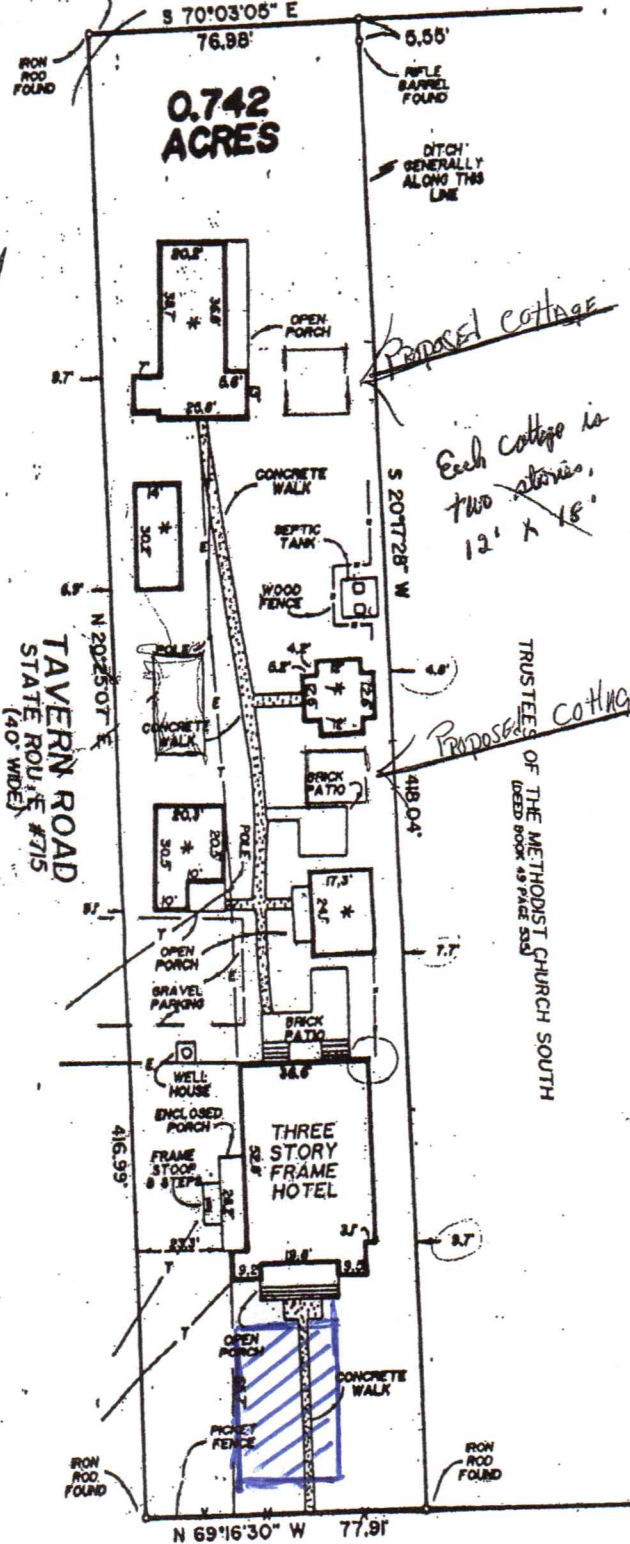
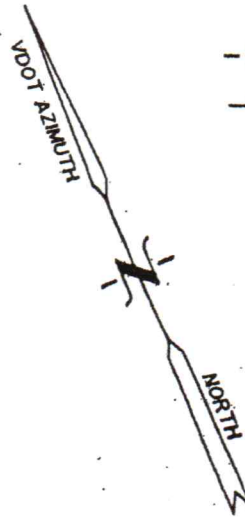
IRON
ROD
FOUND

0.742
ACRES

DITCH
GENERALLY
ALONG THIS
LINE

LEGEND

- E- DENOTES OVERHEAD ELECTRIC WIRES
- T- DENOTES OVERHEAD TELEPHONE WIRES
- * DENOTES ONE STORY FRAME COTTAGE



Proposed Cottage

Each cottage is two stories, 12' x 18'

Proposed Cottage

TRUSTEES OF THE METHODIST CHURCH SOUTH
(DEED BOOK 49 PAGE 350)

NOTES

1. THE LAND SHOWN HEREON IS NOW IN THE NAME OF MARILYN TAYLOR AS RECORDED IN DEED BOOK 255 AT PAGE 112 AMONG THE LAND RECORDS OF LANCASTER COUNTY, VIRGINIA.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 33-3 PARCEL 436.
3. THE IMPROVEMENTS SHOWN HEREON ARE LOCATED WITHIN THE LIMITS OF ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN) AS DELINEATED ON FEMA FLOOD MAP (COMMUNITY PANEL NO. 510221 0001 B) EFFECTIVE DATE OF AUGUST 4, 1987.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

KING CARTER DRIVE
STATE ROUTE #634
(49' WIDE)

KING CARTER INN

WILLIAM E. WESTBROOK, JR.

TOWN OF IRVINGTON
LANCASTER COUNTY, VIRGINIA
SCALE 1"=40' JULY 17, 1995

CHARLES R. PRUETT
CERTIFIED LAND SURVEYOR

