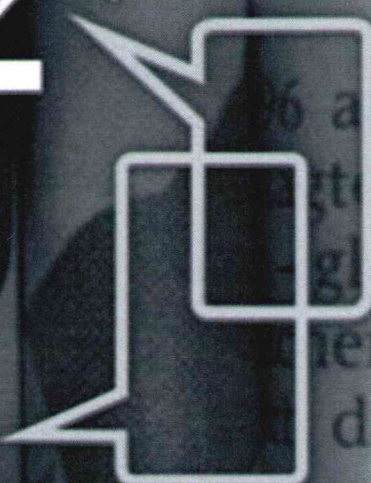


flock  
shack

flock  
shack



A PR & Social Media Company

Town of Irvington, Virginia

## Get to know Us

FlackShack is a marketing communications firm started by Suzan French Gennace 12 yrs ago.

After graduating with dual degrees in Marketing and Communication from The Wharton School and Annenberg School for Communication at the University of Pennsylvania, Suzan worked as a freelance writer and for marketing and consulting firms in the New York City area, before launching the firm. Clients include:

- New Jersey towns Seaside Heights, Freehold, Englewood, Red Bank and Long Branch
- Intrawest, largest developer/operator of destination resorts in North America
- Town of Colonial Beach, Virginia
- America's Incredible Pizza Company
- Chesapeake Bay Wine Trail
- MARS Drinks
- Wolfgang Puck Bistros

**Get to know Us**

Doug Patten joined FlackShack after he and Suzan worked together on a project for a major spirits manufacturer, where he was serving as vice president of marketing. With more than 16 years of marketing and business leadership, Doug's focus is on international brand awareness, multichannel sales and business development. He is also an early adopter of technology and is currently finding new ways to leverage AI (Artificial Intelligence) and Predictive Analytics.

Additionally, Doug has spent a lifetime on the water and has been sailing professionally for almost 20 years. As such, he has capitalized on opportunities to combine his extensive boating knowledge and experience with his professional life. Clients include:

- Volvo Ocean Race
- Atlantic Cup
- Red Bull Media House
- Martha Stewart Living Omnimedia
- The Home Depot

***Grant: To Play or Pause in Irvington***

**WHO:** Upper income couples, working age professionals

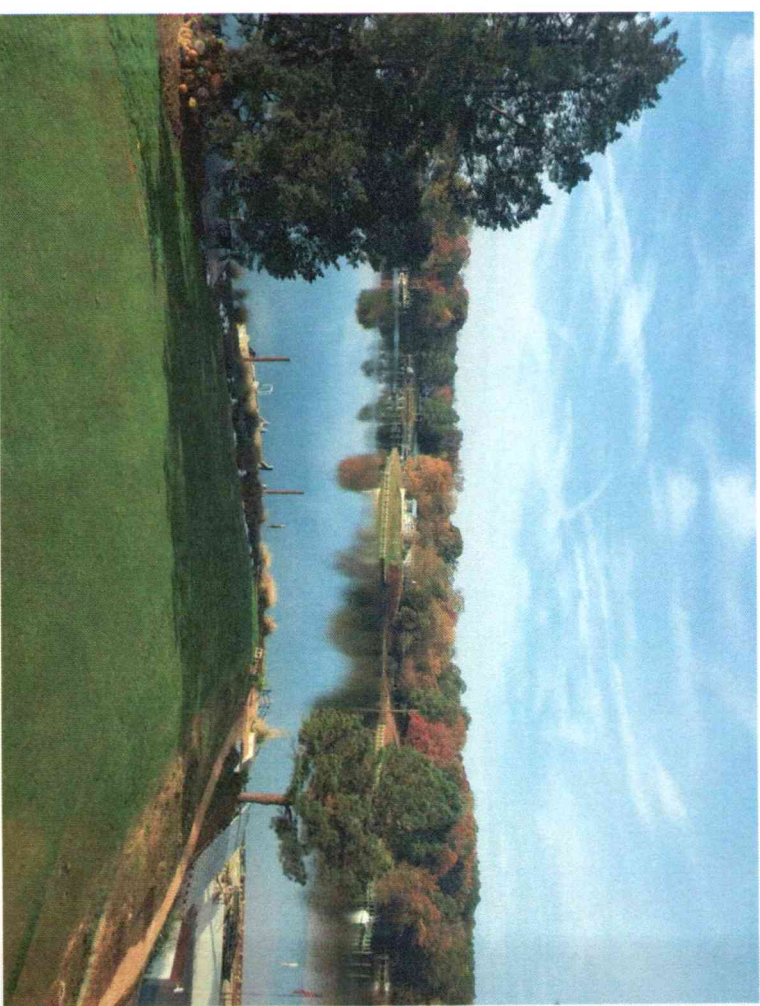
**WHERE:** Washington, DC metro area

**WHEN:** Shoulder season to June 30, 2021

**WHY:** Refresh getaway, time dedicated to each other, off-season occupancy tax

**WHAT:** Direct visitors to activity & events-based

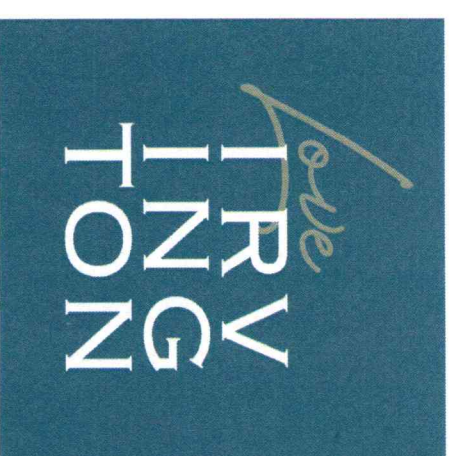
tourism site with links to lodging, dining, retail, wine, heritage businesses and organizations with a 4-mile radius



***Grant Deliverables: Branding/Logo***

- Ties in to Virginia is for Lovers/LoveVA
- URL/Social Media Availability
- Love font is kindred to The Tides Inn logo
- Irvington font is modern Virginia colonial
- L resembles a sail
- Cool colors evoke calm, the sea, sophistication and elegance

*Love*  
IRVINGTON

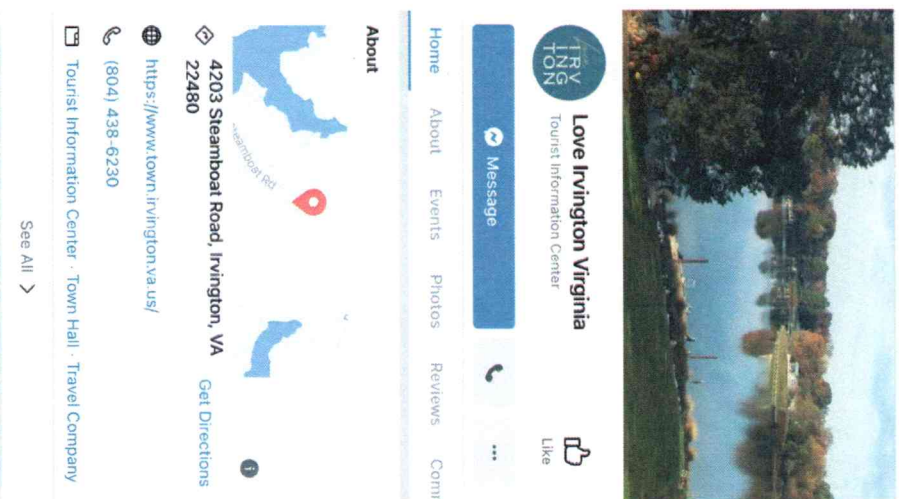


**Grant Deliverables: Tourism Website, Blog, SEO**

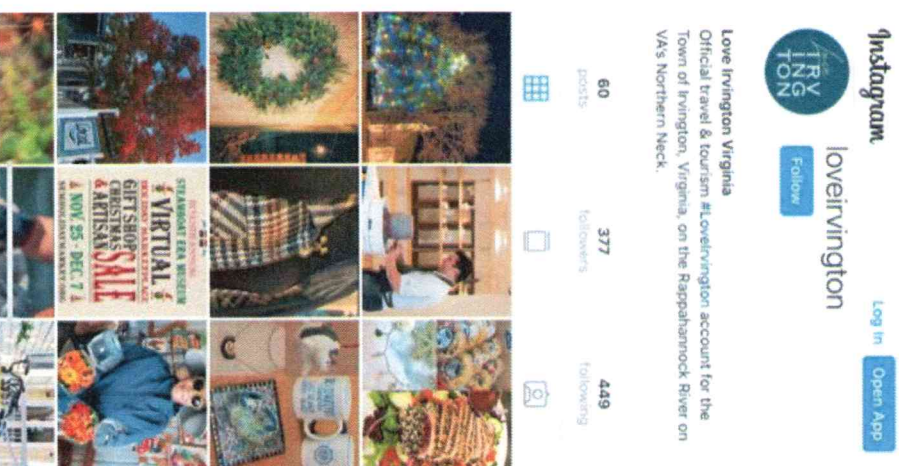


Grant Deliverable: Social Media

Facebook



Instagram



Twitter




Grant Deliverable: Digital Advertising

Facebook/Instagram Ad

**Love Irvington Virginia** ...  
Posted by Suzan French Gennace  
Friday at 9:48 AM · 🌐

Official travel/tourism for Town of Irvington, on Virginia's Northern Neck. Home to The Tides Inn, Hope & Glory Inn, Steamboat Era Museum, and so much more. Come to the creek and bay to play or pause this holiday season.



**Love Irvington Virginia**  
Official travel & tourism page for Town of Irvingto...

👍 Like    💬 Comment    ➦ Share

👍👍 36

📷 Comment as Love Irvington... 📷 🗨️



## CONTRACT FOR SERVICES

This Contract entered into this 1st day of October, 2020 by and between FlackShack, LLC, whose physical address is 529 South Muhlenberg Street, Allentown, PA 18104 (Suzan French and Douglas Patten), collectively referred to as "Contractor," and the Town of Irvington, (the "Town").

**WITNESSETH** that the Contractor and the Town, in consideration of promises and of mutual covenants, considerations and agreements herein contained agree as follows:

1. **STATEMENT OF WORK:** The Contractor shall perform portions of the work outlined in the Town's Marketing Plan, Budget, and Timeline of the "To Play or To Pause in Irvington" Virginia Tourism Corporation Marketing Leverage grant application dated December 17, 2019 in a timely manner. Exact work to be performed is limited to Town-specific initiatives and subject to change, as agreed by the Town and Flack Shack, as elements of the grant are executed. Contractor makes no guarantee that its work product will actually increase transient occupancy tax receipts by the Town. FlackShack shall use its best efforts and shall perform in a workmanlike manner in the conduct of all work output. Contractor will seek approval before incurring any out-of-pocket expenses, such as advertising, printing, production, website programming, travel or other costs.
2. **POINTS OF CONTACT:** The Contractor is hired by the Town, but the day-to-day supervision and point of contact will be the Town Clerk of Council, Treasurer, and FOIA/COIA Officer Sharon L. Phillips, who will provide the Contractor with any and all pertinent information with regard to this contract. The Mayor is the authorized signatory for the Town.
3. **CONTRACT DOCUMENTS:** This Contract shall consist of this Contract for Services and the Town's grant application issued for the same to include all attachments and supplemental general or special conditions.
4. **ASSIGNMENT OF INTELLECTUAL PROPERTY:** Flack Shack hereby assigns to the Town all right, title and interest in and to all intellectual property delivered to the Town hereunder, and the Town hereby accepts such assignment. The intellectual property includes but is not limited to URLs, social media accounts, content, advertisements, and the like, created by FlackShack. FlackShack warrants and represents to the Town that all content and advertisements are either owned by or originally created by FlackShack and not licensed by another creator to FlackShack.
5. **COMPENSATION TO BE PAID:** The Contractor shall be reimbursed for services provided under this agreement in accordance with the grant application submitted by the Town and incorporated by reference. The Contractor shall submit invoices and the Town agrees to pay the amount of \$2,778 per month for a total of \$25,002 for the term of this Contract. Payment is due upon the first day of the 30-day period for work performed in that timeframe. Pre-approved expenses will be billed separately. Contractor will provide status updates of work performed during this period.
6. **CONTRACT TERM:** The term of this Contract shall be for nine months beginning on October 1, 2020, however, this Contract may be terminated upon 30 days written notice without cause or penalty by either party.
6. **ENTIRE AGREEMENT:** This Agreement together with all documents incorporated represents the entire agreement between the parties and there are no other agreements between the parties either verbal or written which have not been incorporated.

7. **GOVERNING LAW, JURISDICTION:** The laws of Virginia shall govern this Contract, its interpretation, execution and performance, without giving effect to the choice of laws provisions thereof. Jurisdiction and venue shall lie in the Circuit Court for the County of Lancaster, Virginia, and the parties agree that they will not challenge such jurisdiction or venue.

**IN WITNESS WHEREOF,** the parties have executed this agreement in three counterparts.

**SIGNATURES ON SEPARATE PAGE**

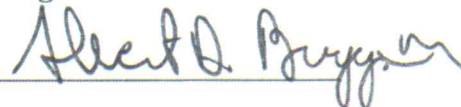
**CONTRACTOR - FlackShack, LLC**

Signature: 

Title: President

Date: 9/10/2020

**Town of Irvington**

Signature: 

Name and Title: Albert D. Bugg, III, Mayor

Date: October 5, 2020



## RESOLUTION 2020-14 TC

### Conditional Use Permit Application – Replace and Extend Existing Pier, R-1, Tax Map 34F 13

**WHEREAS**, the Irvington Town Council reviewed a Proposed Conditional Use Permit (“CUP”) Application TOI# CUP – 2020.CUP7\_Alga to replace and extend existing pier at a residence in R-1 zoning district, Tax map # 34F 13, at 75 James Point Road (“Application”); and

**WHEREAS**, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

**WHEREAS**, the Planning Commission and Town Council held a joint public hearing on December 8, 2020 to hear public views on the Application; and

**WHEREAS**, the Planning Commission considered the Application at its meetings on December 8, 2020 and January 12, 2021; and

**WHEREAS**, Town Council considered the Application at its meetings held on December 10, 2020 and January 14, 2021.

**NOW THEREFORE, BE IT RESOLVED** that the Irvington Town Council hereby approves the Application subject to the following conditions: \_\_\_\_\_ . (Either state the conditions or indicate there are no conditions.)

### Certification

I, Albert D. Bugg, III, Mayor, do hereby certify that the above is a true copy of Resolution 2020-14 TC adopted at a meeting of the Irvington Town Council held on January 14, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

Absent

TOWN OF IRVINGTON

\_\_\_\_\_

Albert D. Bugg, III, Mayor

**Zoning Application for Conditional Use Permit**

**Town of Irvington, Virginia**

2020. CUP 7 - ALGA

To: The Zoning Administrator:

Date 9/25/2020

The Applicant DAVID AND NAN ALGA is (are) the  
(Please print owner's name)

i 75 JAMES POINT  
(street address)

Between END OF THE LANE Street and END OF JAMES POINT  
Street.

Exact legal description of said property being (tax map and  
Parcel #) COUNTY SEC 34E-1-3 LOT 3 + 3A

\*\*\*\*\*

A Map and Adjacent Property Owner's List are hereto attached and made "a" part of this application.

- (A) Above described property was acquired by Applicant 7/32/2019 (Mo, Day, Yr)
- (B) What original deed restrictions concerning the type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. N/A (you may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.)
- (C) Request: The Applicant requests that you approve the location of the following use on the above described property: NON-COMMERCIAL PIER CONSTRUCTION

(Use this space **ONLY** to state exactly what is intended to be done on or with the property. Use space on Page 2 for circumstances pertaining to this request. If a building is involved a sketch or plan with photographic or other suitable description should accompany this application.)

**REQUIREMENTS AND INSTRUCTIONS**

**FOR FILING APPLICATION FOR CONDITIONAL USE**

1. The Application Form must be filled out completely with full answers to every statement and question. The application may not be signed by an agent or attorney but must be signed by the lessee, owner or owners before a Notary Public in the space provided on the Applicant's Affidavit. Signatures of adjacent property owners who approve the request may be signed in the space provided on the Applicant's Affidavit. If space is not sufficient a supplemental sheet may be added to the petition. Such Signatures are desirable but are not absolutely required
2. The **Filing Fee** in the Amount of 35.00 payable to the Town of Irvington must be paid at the time of filing the application.

Paid 10/6/2020  
(date)

1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used or additions made to existing buildings.

CONSTRUCT A 92' NONCOMMERCIAL PIER, ATTACHED 200 SQ FT "L" HEAD, BOAT LIFT  
AND FREE STANDING MOORING PILE

2. Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

THIS IS A REPLACEMENT DOCK THAT IS CONSISTENT WITH NEIGHBORING STRUCTURES.

3. Describe how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and the neighborhood.

THE DOCK IS DESIGNED TO FACILITATE THE MOORING OF WATERCRAFT IN A  
SAFE AND EFFICIENTLY MANNER, WITH A DESIGN THAT IS CONSISTENT WITH  
SURROUNDING DOCK STRUCTURES.

4. Furnish plot plan showing the boundaries and dimensions of property, width of boundary streets, location and size of buildings on the site, roadways, walks, off street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are also desirable and if available should be filed with the application.

SEE ATTACHED

362 ft. Shoreline

# Virginia Marine Resources Commission

## Permit Application 20200444

Printed: Tuesday October 6, 2020 11:32 AM



---

**Applicant:** David Alga  
199 Crescent Lane  
Clarksville, VA 23927

---

<b>Application Number:</b>	20200444	<b>Engineer:</b>	Jay Woodward
<b>Application Date:</b>	March 12, 2020	<b>Locality:</b>	Lancaster
<b>Permit Type:</b>	No VMRC Permit Nec.	<b>Waterway:</b>	Carter Creek (Rappahanock)
<b>Permit Status:</b>	No Permit Nec	<b>Expiration Date:</b>	
<b>Wetlands Board Action:</b>	Approved as Proposed	<b>Public Hearing Date:</b>	June 11, 2020

**Project Description:** Riprap, pier, boat lift, mooring pile

**Project Dimensions:**

---

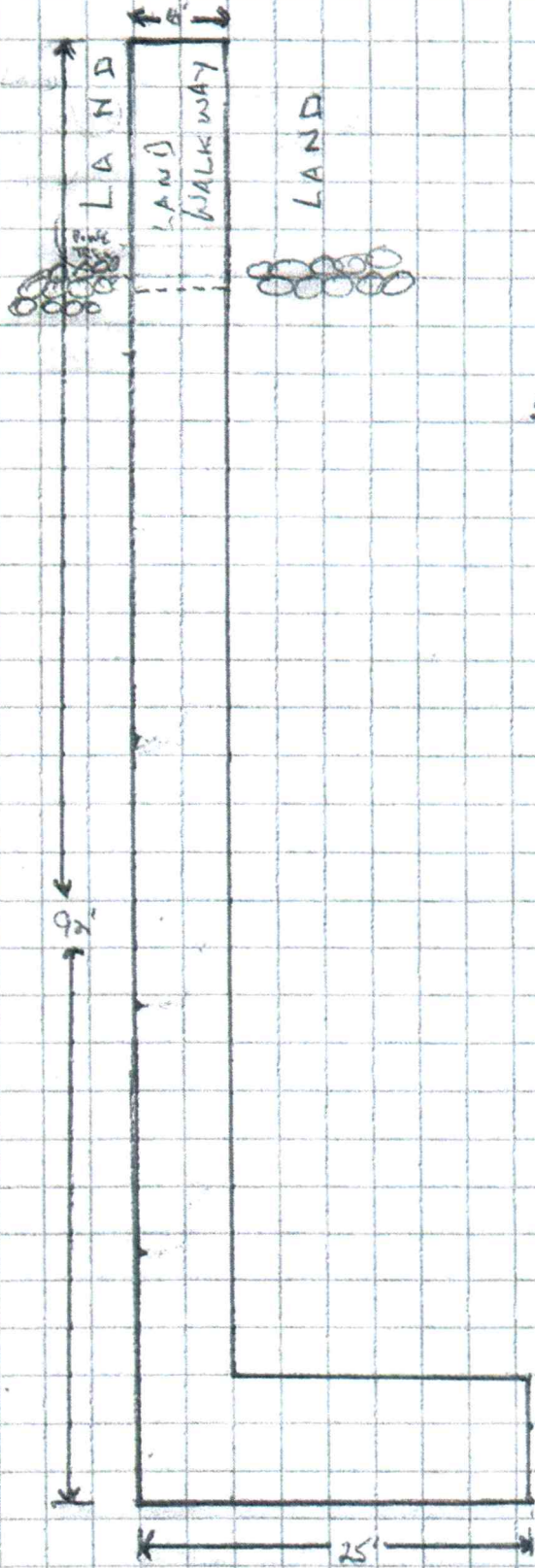
Pier: 92 Linear Feet

---

Riprap: 165 Linear Feet

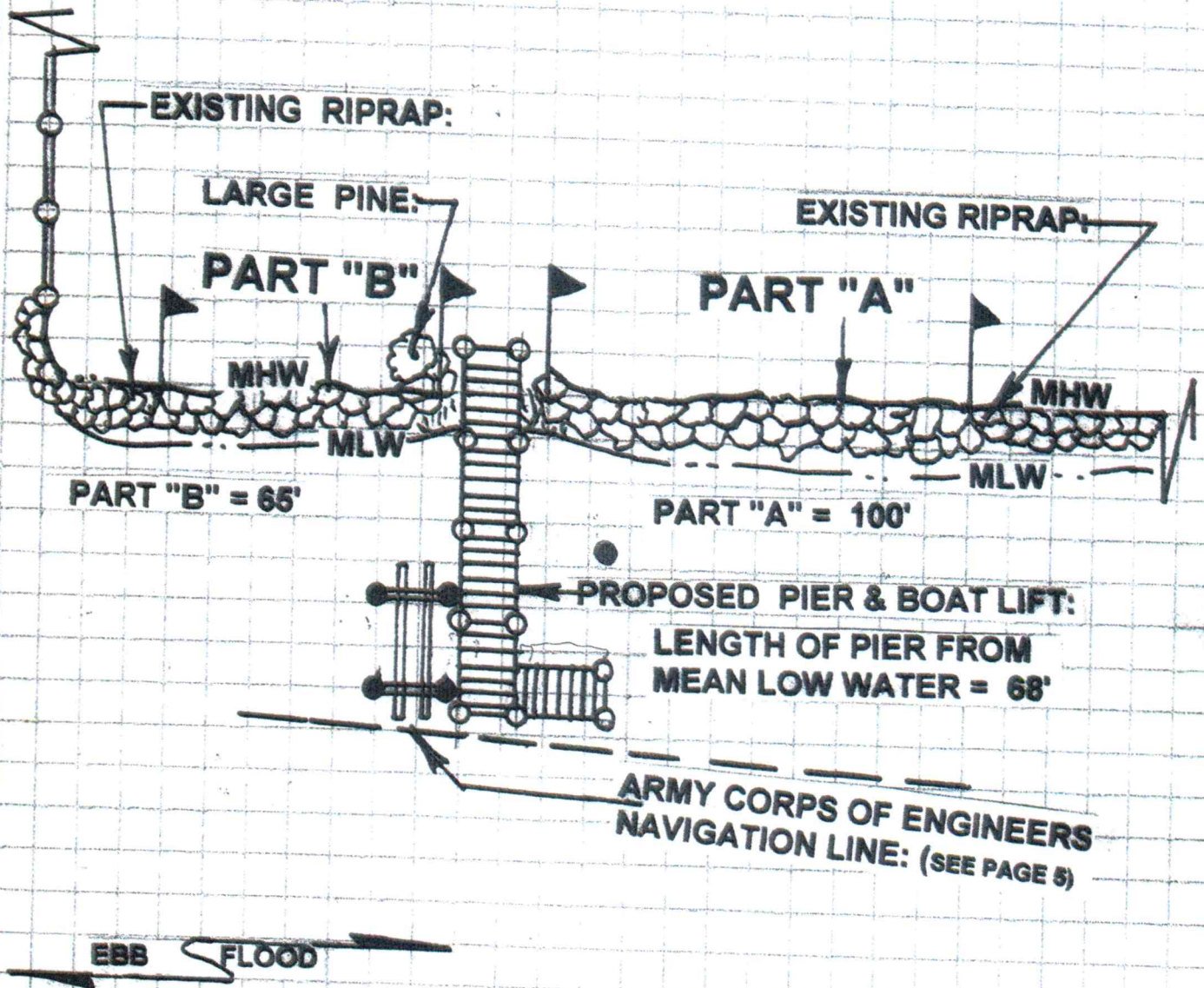
---

A LGA Dock



SCALE: .03" = 1'





**CARTER CREEK**

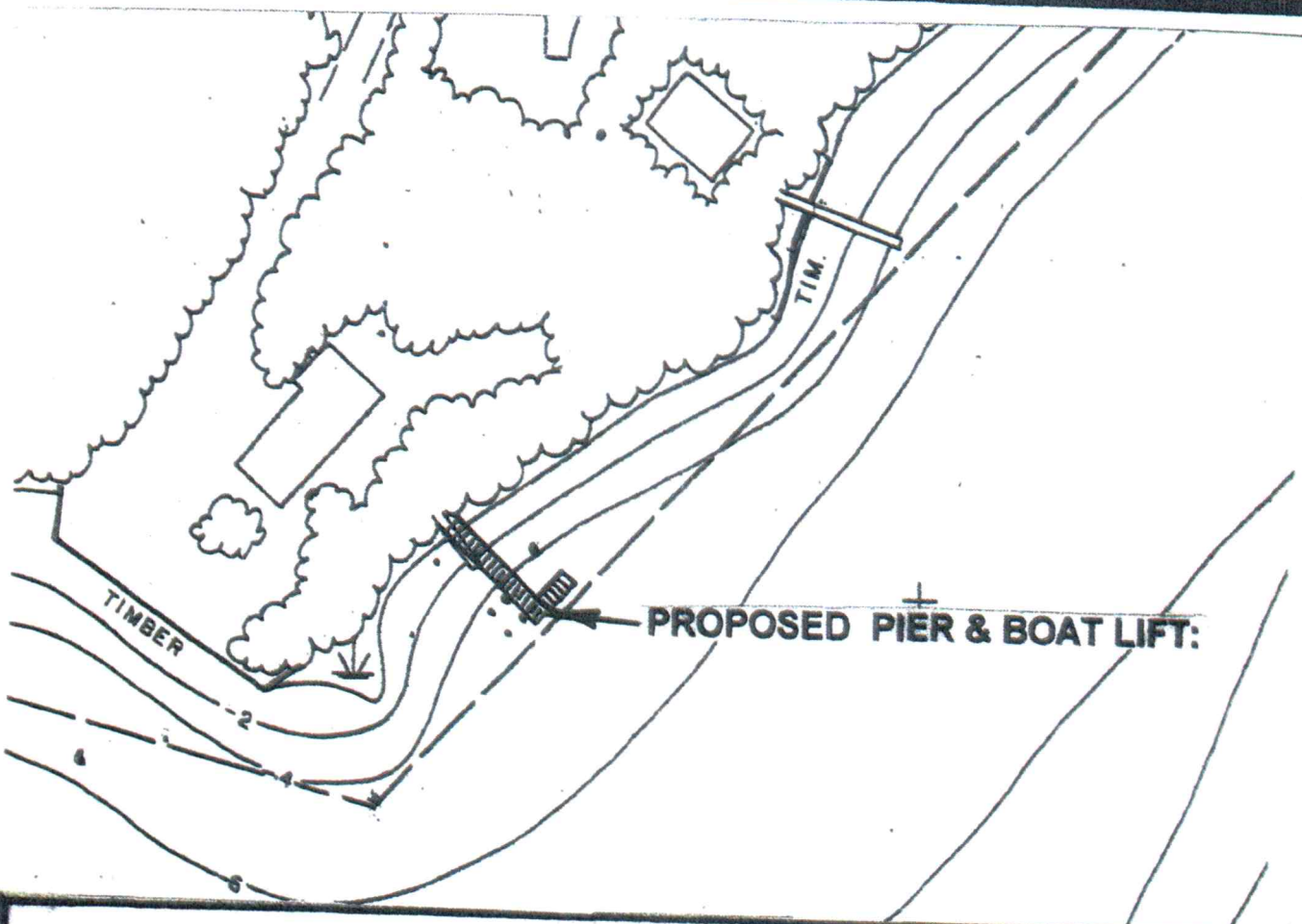
**SCALE: 1" = 40'**

**PLAN VIEW, REVETMENT, PIER:**

**ROGER MC KINLEY, INC.**  
 691 MILL POINT DRIVE  
 HEATHSVILLE, VA. 22473  
 804-724-8094

**PROPOSED RIPRAP REVETMENT**  
 PROPOSED, PRIVATE PIER  
 CARTER CREEK  
 LANCASTER COUNTY, VA.  
 COUNTY SEC. # 34F-1-3,3A,2B

**MR. DAVID ALGA**  
 199 CRESCENT LANE  
 CLARKSVILLE, VA. 23927  
 MARCH 07, 2020



DEPARTMENT OF THE ARMY  
 NORFOLK DISTRICT, CORPS OF ENGINEERS  
 NORFOLK, VIRGINIA

# GUIDELINES FOR GENERAL PERMIT PROGRAM

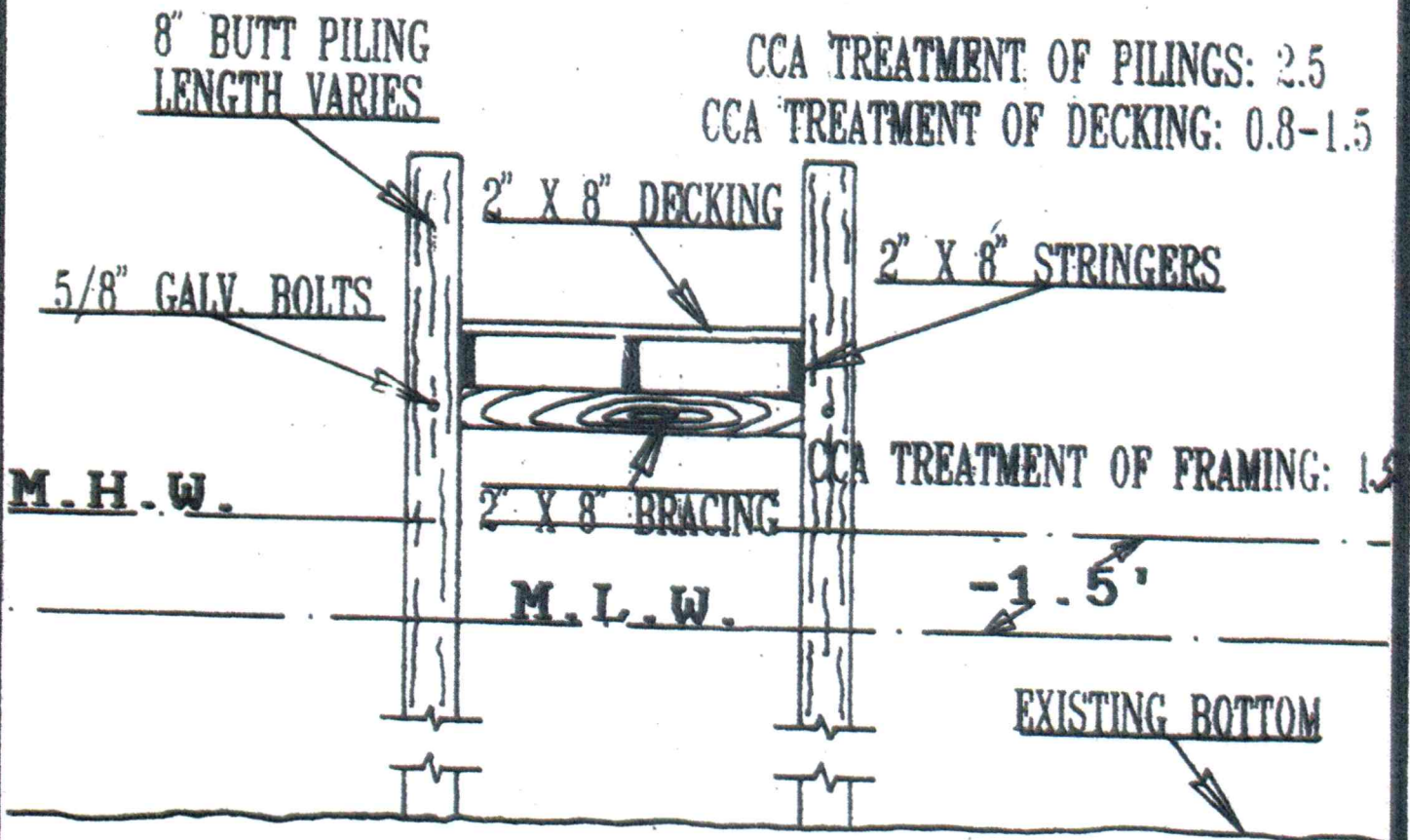
CARTERS CREEK  
 IRVINGTON  
 LANCASTER COUNTY, VIRGINIA

DESIGNED J.W.H.	DRAWN WS&E LTD.	SCALE: 1" = 100'	SHEET 13 OF 14
REVIEWED	CHECKED	100 0 100 200 FT	

**ROGER MC KINLEY, INC.**  
 691 MILL POINT DRIVE  
 HEATHSVILLE, VA. 22473  
 804-724-8094

**PROPOSED RIPRAP REVETMENT  
 PROPOSED, PRIVATE PIER  
 CARTER CREEK  
 LANCASTER COUNTY, VA.  
 COUNTY SEC. # 34F-1-3,3A,2B**

**MR. DAVID ALGA**  
 199 CRESCENT LANE  
 CLARKSVILLE, VA. 23927  
 MARCH 07, 2020



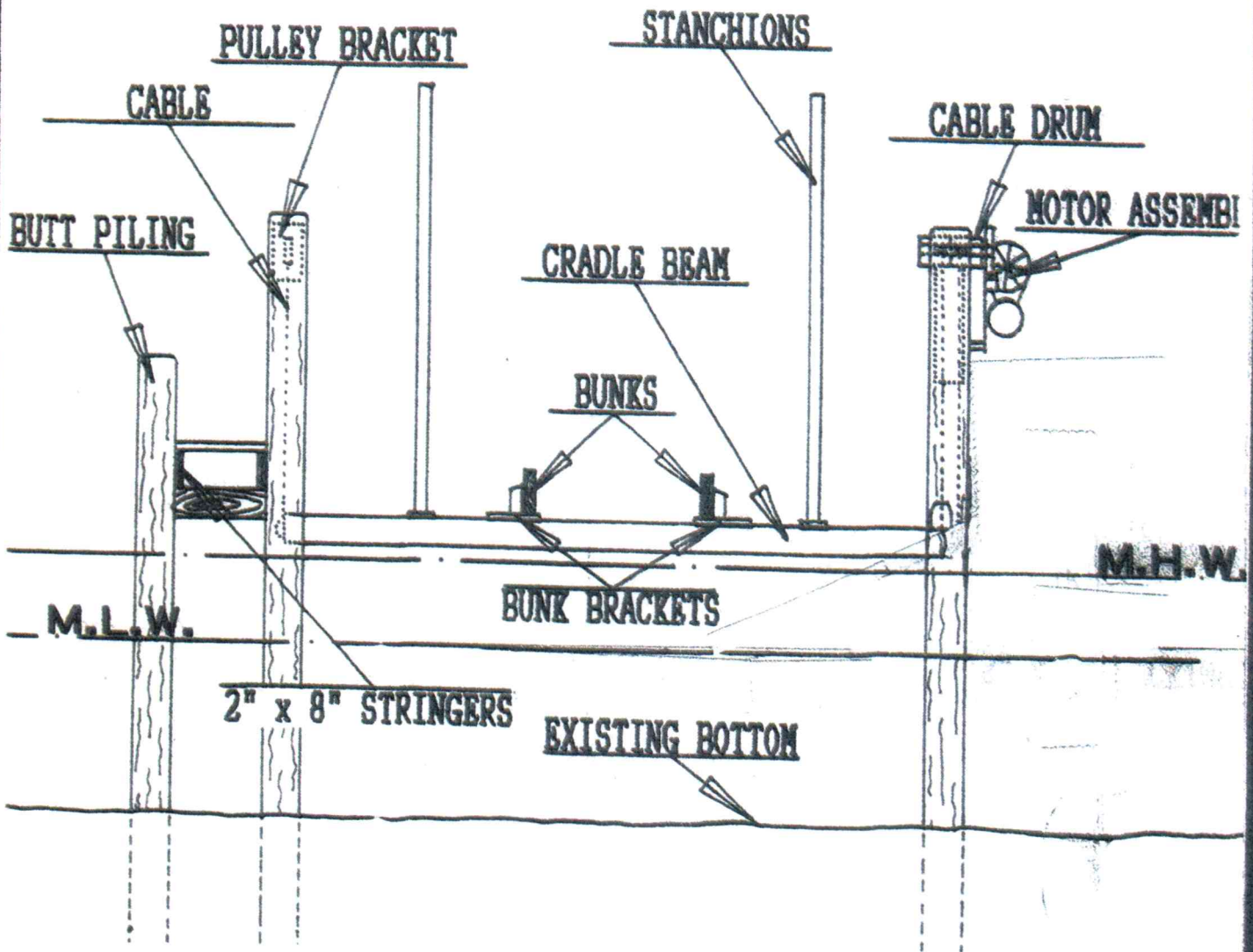
## SECTION VIEW, PIER:

ROGER MC KINLEY, INC.  
693 MILL POINT DRIVE  
HEATHSVILLE, VA. 22473  
804-724-8094

PROPOSED RIPRAP REVETMENT  
PROPOSED, PRIVATE PIER  
CARTER CREEK  
LANCASTER COUNTY, VA.  
COUNTY SEC. # 34F-1-3,3A,2B

MR. DAVID ALGA  
199 CRESCENT LANE  
CLARKSVILLE, VA. 23927  
MARCH 07, 2020

CCA TREATMENT OF PILINGS: 2.5 pcf.    CCA TREATMENT OF FRAMING: 1.5 pcf.  
 CCA TREATMENT OF DECKING: 0.4 pcf.



**END VIEW, BOATLIFT:**

ROGER MC KINLEY, INC.  
 691 MILL POINT DRIVE  
 HEATHSVILLE, VA. 22473  
 804-724-8094

PROPOSED RIPRAP REVETMENT  
 PROPOSED, PRIVATE PIER  
 CARTER CREEK  
 LANCASTER COUNTY, VA.  
 COUNTY SEC. # 34F-1-3,3A,2B

MR. DAVID ALGA  
 199 CRESCENT LANE  
 CLARKSVILLE, VA. 23927  
 MARCH 07, 2020

## Part 3 - Appendices

Please complete and submit the appendix questions applicable to your project, and attach the required vicinity map(s) and drawings to your application. If an item does not apply to your project, please write "N/A" in the space provided.

**Appendix A: Projects for Access to the water (private and community piers, boathouses, marinas, moorings, boat ramps, aquaculture facilities, etc).** Answer all questions that apply.

1. Briefly describe: **THE APPLICANT IS PROPOSING TO CONSTRUCT A PRIVATE, NON-COMMERCIAL PIER, 68 FEET FROM MEAN LOW WATER, INSIDE THE NAVIGATION LINE, WITH AN ATTACHED 200 SQ. FT. "L" HEAD, BOAT LIFT, AND A FREE STANDING MOORING PILE.**

2. For private, noncommercial piers:

What is the overall length of the structure? 92 feet.

channelward of Mean High Water? 76 feet.

channelward of Mean Low Water? 68 feet.

What is the total size of any and all L- or T-head platforms? 200 sq. ft. 10' x 20'

For boathouses, what is the overall size of the roof structure? 000 sq. ft.

Will your boathouse have sides? x Yes x No.

NOTE: All proposals for piers, boathouses and shelter roofs must be reviewed by VMRC, however, pursuant to § 28.2-1203(5) of the Code of Virginia a VMRC permit may not be required for such structures (except as required by subsection D of § 28.2-1205 for piers greater than 100 feet in length involving commercially productive leased oyster or clam grounds), provided that (i) the piers do not extend beyond the navigation line or private pier lines established by the Commission or the United States Army Corps of Engineers, (ii) the piers do not exceed six feet in width and finger piers do not exceed five feet in width, (iii) any L or T head platforms and appurtenant floating docking platforms do not exceed, in the aggregate, 400 square feet, (iv) if prohibited by local ordinance open-sided shelter roofs or gazebo-type structures shall not be placed on platforms as described in clause (iii), but may be placed on such platforms if not prohibited by local ordinance, and (v) the piers are determined not to be a navigational hazard by the Commission. Subject to any applicable local ordinances, such piers may include an attached boat lift and an open-sided roof designed to shelter a single boat slip or boat lift. In cases in which open-sided roofs designed to shelter a single boat, boat slip or boat lift will exceed 700 square feet in coverage or the open-sided shelter roofs or gazebo structures exceed 400 square feet, and in cases in which an adjoining property owner objects to a proposed roof structure, permits shall be required as provided in § 28.2-1204.

3. For Corps permits, in cases where the proposed pier will encroach beyond one fourth the waterway width (as determined by measuring mean high water to mean high water or ordinary high water mark to ordinary high water mark), the following information should be included:

- Written justification as to purpose if the proposed work would extend a pier greater than one-fourth of the distance across the open water measured from mean high water or the channelward edge of the wetlands
- Written justification if the proposed work would involve the construction of a pier greater than five feet wide or less than four feet above any wetland substrate.
- Depth soundings across the waterway at increments designated by the Corps project manager. Typically 10-foot increments for waterways less than 200 feet wide and 20-foot increments for waterways greater than 200 feet wide with the date and time the measurements were taken and how they were taken (e.g., tape, range finder, etc.). Inclusion of depth sounding data is recommended in order to expedite permit evaluation.

# Applicant's Affidavit

TO ACCOMPANY APPLICATION FOR REZONING, ETC.  
TOWN OF IRVINGTON, VIRGINIA

We (I), DAVID AND NAN ALGA

being duly sworn, depose and say that we are ~~owner~~ (I am the **OWNER**) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations of the Zoning Administrator with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map and property owners' list thoroughly to the best of our (my) ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Signed David V. Alga Nan A. Alga  
199 CRESCENT LN. CLARKSVILLE, VA 22927

Phone No. 434-774-9222

Commonwealth of Virginia  
County of Mecklenburg

Mailing address of applicant.

Subscribed and sworn to before me this 29TH day of September 2020

Mindy New  
Notary Public

**MINDY NEW**  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Registration No. 7648804  
 My Commission Expires 08-31-2023

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular and to conform to the rules and regulations of the Zoning Administrator governing the filing of such application.

State below the name, address, and phone number of person to be contacted for details if other than above signatory.

	Receipt Nos.	Date
Map and list	_____	___/___/197__
Application	_____	___/___/197__
Application Completed and Received by Zoning Administrator		<u>10/8/197-2020</u>
By	<u>Haam. New</u>	
	(For the Zoning Administrator)	

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

We, the undersigned OWNERS of ADJACENT PROPERTY as shown upon map attached to the application hereby certify that we have read the foregoing petition and agree that the facts stated correctly and completely present the conditions surrounding the property involved in this application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded).

No. on Map	Name	Address	Lot	Block	Tract
	<u>MITCHELL J ALGA JR</u>	<u>PO BOX 21, IRVINGTON, VA</u>	<u>2 B</u>	<u>SEC 34</u>	
	<u>BRYAN L SINK, MD &amp; MARY ANN SINK</u>	<u>20 MOUNTAIN CLUB RD DEERWOOD VA 22907</u>	<u>405</u>	<u>SEC 34</u>	
	<u>SEE ATTACHED FOR SIGNATURE</u>				

Zoning Application for Conditional Use Permit  
Town of Irvington, Virginia  
Supplemental Information-Adjacent Property Owners

Mitchell J. Alga, Jr  
55 James Point  
P.O. Box 211  
Irvington, Virginia 22480  
804-436-7011

Dr. Bryan and Mrs. Mary Ann Alga Sink  
2 Country Club Rd.  
Beaufort, South Carolina 29907  
803-984-3594

County Section 34 Lot 2B      County Section 34 Lot 4 and 5

We, as adjacent land owners, hereby consent to the proposed construction of a pier as described in the enclosed application by David and Nan Alga located at 75 James Point, Irvington, Virginia as of even date with said application.

Mitchell J. Alga, Jr

David Alga

Mary Ann Alga Sink

**CUP Application, TOI#2020.CUP7\_Alga, 75 James Pt, Tax Map 34F 13**  
**Property Owners within 300 ft of Tax Map Parcel 34F 13**

<b>Tax Map</b>	<b>Name</b>	<b>Mailing Address</b>
34 20C	Joseph Hotard	809 Darfield Dr., Raleigh NC 27615
✓ 34F 14	Brian & Mary Ann Sink	
34 F 11	Virginia Norton	PO Box 488, Irvington VA 22480
34F 12A	Amy & Christopher Dassler	4096 Powhatan Secondary, Williamsburg, VA 23188
✓ 34F 12B	Alga Trustee	PO Box 211, Irvington, VA 22480 (55 James Pt)
34F 13A	Applicant's Adjacent Parcel	No letter necessary





## RESOLUTION 2020-16 TC

### Conditional Use Permit Application – Build Pool Inside RPA, R-1, Tax Map 34-21D

**WHEREAS**, the Irvington Town Council reviewed a Proposed Conditional Use Permit (“CUP”) Application TOI# CUP – 2020.CUP9\_ Webb to build a new pool at a residence inside the RPA, redevelopment, no further encroachment and no increase in impervious cover, in R-1 zoning district, Tax Map # 34-21D, at 391 The Lane (“Application”); and

**WHEREAS**, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

**WHEREAS**, the Planning Commission and Town Council held a joint public hearing on December 8, 2020 to hear public views on the Application; and

**WHEREAS**, the Planning Commission considered the Application at its meetings on December 8, 2020 and January 12, 2021; and

**WHEREAS**, Town Council considered the Application at its meetings held on December 10, 2020 and January 14, 2021.

**NOW THEREFORE, BE IT RESOLVED** that the Irvington Town Council hereby approves the Application subject to the following conditions: \_\_\_\_\_ . (Either state the conditions or indicate there are no conditions.)

### Certification

I, Albert D. Bugg, III, Mayor, do hereby certify that the above is a true copy of Resolution 2020-16 TC adopted at a meeting of the Irvington Town Council held on January 14, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

Absent

TOWN OF IRVINGTON

\_\_\_\_\_

Albert D. Bugg, III, Mayor



**Application for Conditional Use Permit**  
**Last Revised 10/2020**

**Town of Irvington**

P.O. Box 174, Irvington, VA 22480  
804-438-6044 (Zoning & Land Use)

Internal Use Only	
RECEIVED	11/12/2020
APP FEE PD	35.00
APPLICATION #	2020. CUP 9 - Wel
PC Public Hearing	12/8/2020
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.

Address/Location: 391 The Lane

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

Proposed Use: Residential - Construct new pool

Acreeage of Parcel: 0.73 Overlay District(s): Chesapeake Bay X Historic \_\_\_

Tax Map Parcel(s): 34-21D

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:** Wayne Savage, PE c/o Bay Design Group

Address: P.O. Box 51

City: Urbanna State: VA Zip: 23175

Phone Number: 804-693-2993

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

Ernie & Donna Webb email: xps@gmail.com

Address: 391 The Lane

City: Irvington State: VA Zip: 22480

Phone Number: 804-436-3681

761-5059

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:

*See attachment A*

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.



November 19, 2020

Lara Brown  
Zoning Administrator  
Town of Irvington  
P.O. Box 174  
Irvington, VA 22480

Re: **Webb Residence**  
**Conditional Use Permit**

*Attachment A*

Dear Ms. Brown Et al.;

Please find attached the Conditional Use Permit (CUP) application and associated plan set for the proposed swimming pool associated with the Webb parcel (TM. 34, Parcel 21D) in the Town of Irvington, Lancaster County, Virginia. In coordination with the attached CUP application and per Town Zoning Ordinance Section 154.017, please find below our demonstration of compliance with included standards.

1. This project will improve further erosion of the steep bank into Carters Creek by replacing the existing timber retaining wall with a more stable Redi-Rock retaining wall, and will only improve the public health, safety, morals and general welfare of the Town. By doing so, this project will be in strict conformance with the CBPA regulations.
2. The pool and retaining wall improvements of this project will create a more stable shoreline that will not only improve the property value of the subject property, but will also positively affect surrounding properties.
3. This project is in conformance surrounding parcels which also have swimming pools.
4. The retaining wall design/details and BMP Facility are included on the attached plan set.
5. No additional utilities or parking are proposed/necessary as part of this project.
6. An Erosion and Sediment Control Plan has been provided as part of the attached plan set.
7. The yard setbacks have been provided as part of the attached plan set. Height and sign limitations are not applicable to this project.
8. The construction of this project will only take place during daylight and normal business operating hours.
9. The property is zoned R-1 and this project is an extension of the existing residence which is in conformance with the R-1 zoning district and the comprehensive plan.
10. This project is in conformance with the code of the state of Virginia for RPA impacts and in conformance with all Town of Irvington requirements.

Thank you for your review of the attached Conditional Use Permit application. We look forward to a positive reaction on this project from Town staff and Town Council.

Sincerely,

*Wayne Savage*

Wayne A. Savage, PE  
Senior Engineer

Cc: E. Webb w/ att

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.

The purpose of this project is to construct a swimming pool and to improve any further erosion of the steep bank into Carters Creek by replacing the existing timber retaining wall with at more stable 71' L.F.+/- Redi-Rock retaining wall. There will be a reduction of impervious cover within the RPA, and in addition there will be an infiltration trench BMP installed on-site to improve water quality. The pool will not encroach any further into the RPA then currently exist.

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.

Prior to the new construction, this project proposes the removal of approximately 230 S.F. of wood decking and 327 S.F. of brick patio/walkway. This project consists of the construction of a 505 SF. pool, 46 SF concrete deck and a, 71 L.F. retaining wall replacement.

**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**

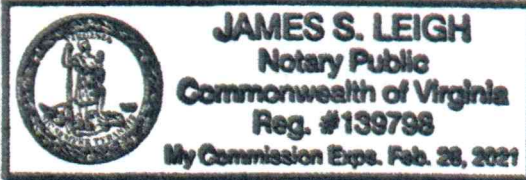
State of Virginia, Town of Irvington, To Wit

I (We) Wayne A. Savage, 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.

*Wayne A. Savage*

11-10-2020



Signature of Owner or Agent	Date
P.O. Box 51, Urbanna, VA 23175	804-693-2993
Mailing Address	Phone No.

Subscribed and sworn to before me this 10<sup>th</sup> day of NOVEMBER, 2020.

2-28-2021  
My Commission Expires

*James S. Leigh*  
Notary Public

*[Signature]*

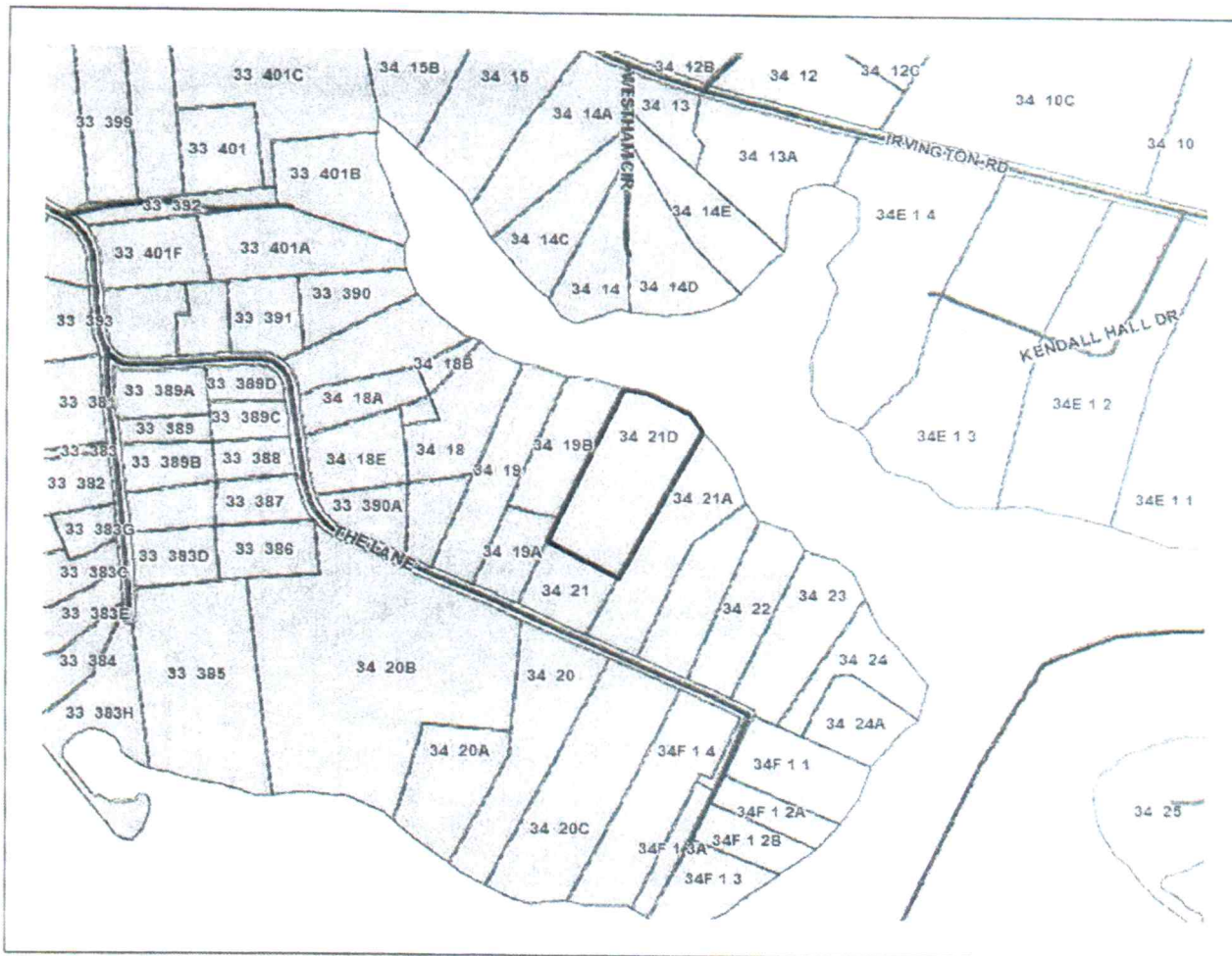
Signature of Property Owner	Date
<u>564 NORTH MAIN ST KILMARNOCK VA 22481</u>	
Mailing Address	Phone No.

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

My Commission Expires

Notary Public

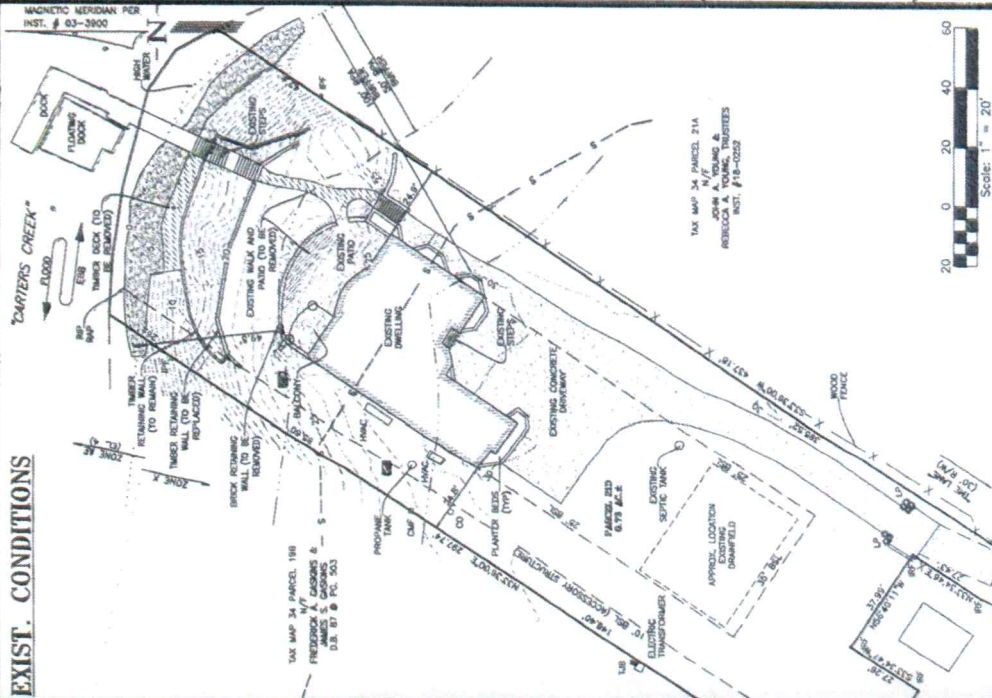
## Lancaster County GIS Parcel Data Report



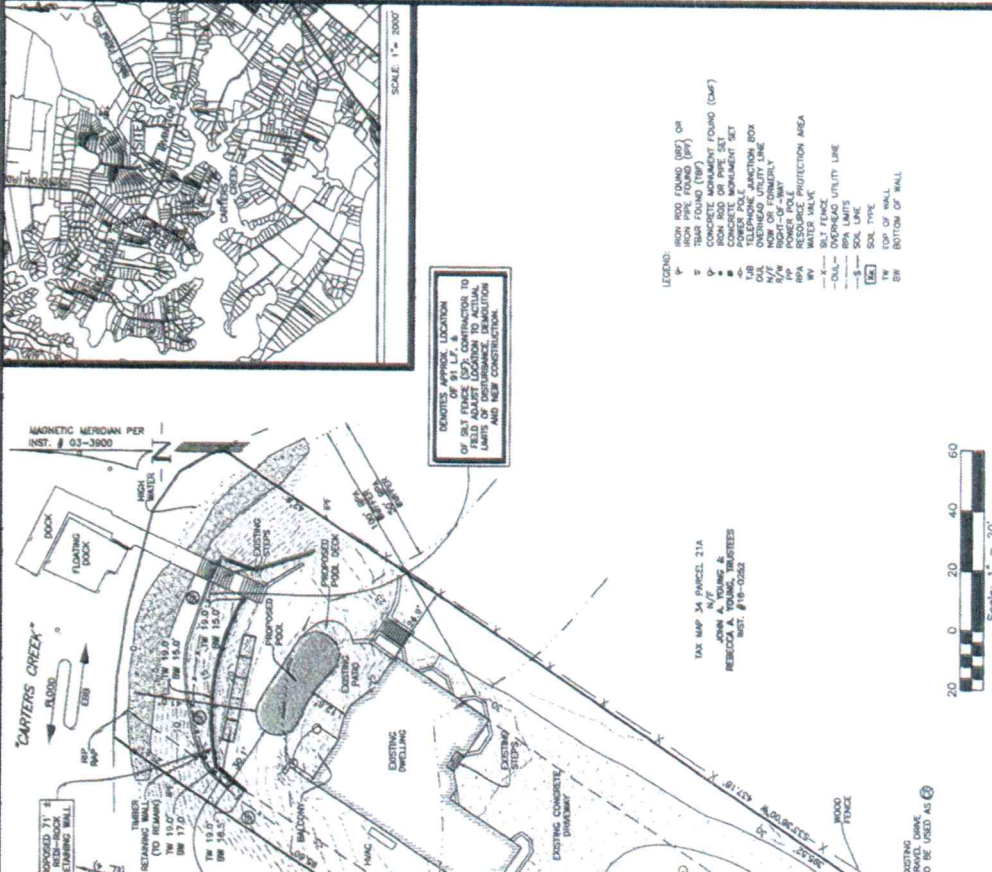
Parcel Number:	34 21D
Owner Name:	BONNER ELIZA H → Ernie & Donna Webb
Address:	9913 PAR DR NOKESVILLE VA 20181
Property Address:	391 THE LANE
Property Description:	IRVINGTON .731 AC
Acreage:	.731
Land Value:	375000
Improvements Value:	597200
Total Value:	972200
Instrument Number:	LR 2009 0002235
Date Last Sold:	09/16/2009
Grantor:	GHADBAN JIMMY H & BONNER, ELIZA H

**DISCLAIMER:** No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

**EXIST. CONDITIONS**



**PROPOSED LAYOUT**



JOB NO. 20024-C  
 THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.  
 PROJECT MANAGER: M  
 DESIGNED: J  
 CAD: J  
 CHECKED: M  
 FILED: 20024  
 DATE: AUGUST 17, 20  
 REVISED: OCTOBER 22, 20  
 REVISED: NOVEMBER 9, 20



**WEBB RESIDENCE**

TOWN OF IRVINGTON  
 LANCASTER COUNTY, VIRGINIA  
 SHEET:

**BAY ACT DEVELOPMENT PLAN**

SHEET NO.:

C1 OF 2

JOB NO. 20024-02

**GENERAL NOTES:**

- THE LAND DELINEATED HEREON IS LOCATED 301 THE LAKE, AND IS ON COUNTY TAX MAP NO. 34 AS PARCEL 710 AND IS 0.23 AC.
- CURRENT OWNER & PROPERTY REFERENCES:  
 301 THE LAKE  
 WILMINGTON, VA 22460  
 MAP NO. # 20-0050
- THIS DEVELOPMENT PLAN IS MADE BY THIS PLAN TO ESTABLISH OWNERSHIP OR ANY OTHER RIGHTS BEYOND THIS LINE.
- THESE PARCELS LIES IN ZONE R-1 (RESIDENTIAL) AND IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE (0.1% AREA DETERMINED TO HAVE BASE FLOOD ELEVATIONS AS DETERMINED ON THE NATIONAL FLOOD INSURANCE RATE MAP PANEL SHOWN ARE APPROXIMATE AND SHOULD FROM SAID MAP.
- SITE IS ZONED: R-1 (RESIDENTIAL)  
 COUNTY SETBACKS: FRONT: 50' (FROM R/F) REAR: 35'

**WATER QUALITY IMPACT CALCULATIONS:**

**1. SITE INFERRING ANALYSIS**

EXISTING USE/DEVELOPMENT	IMPACT	W. USE AREA	ON SITE
EXISTING 2-STORY DWELLING	-	0.57	2817 SF
EXISTING DRIVE, WALK AND STEPS	-	0.57	1370 SF
EXISTING DECK	-	230 SF	230 SF
EXISTING CONCRETE DRIVEWAY	-	0.57	5443 SF
EXISTING DRIVEWAY	-	0.57	1,128 SF
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	=	298 SF	5,007 SF
		(0.22 AC.)	(30.1% OF SITE)
<b>PROPOSED DEVELOPMENT/IMPERVIOUS AREA</b>			
EXISTING DRIVE AND WALK TO BE REMOVED	-	65 SF	- 297 SF
EXISTING DRIVEWAY TO BE REMOVED	-	130 SF	- 230 SF
PROPOSED POOL DECK	+	0.57	443 SF
TOTAL POST DEVELOPMENT IMPERVIOUS AREA	=	154 SF	3,315 SF
		(0.22 AC.)	(30.1% OF SITE)

**2. SUMMARY OF RUNOFF REDUCTION METHOD, J. REDEVELOPMENT ANALYSIS:**

DESCRIPTION	AREA
TOTAL SITE	0.73 AC
IMPERVIOUS AREA	0.22 AC
FORESTED/OPEN SPACE/PRA MITIGATION	0.20 AC
TP REDUCED (PER RM SPREADSHEET)	0.31 SF
TP REDUCTION ACHIEVED (PER RM SPREADSHEET)	0.07 SF
TP REDUCTION PRACTICES UTILIZED (PER RM SPREADSHEET)	0.08 SF
TP REDUCTION PRACTICES UTILIZED (PER RM SPREADSHEET)	0.83 SF

RUNOFF REDUCTION PRACTICES UTILIZED:  
 - 10% INfiltration TRENCH, LEVEL 1.7%  
 Cx - 0.03 AC (IMPERVIOUS)  
 Cx - 0.04 AC (PERVIOUS)



THE DRAWING IS THE PROPERTY OF BAY DESIGN GROUP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF BAY DESIGN GROUP.

PROJECT MANAGER: W  
 DESIGNED: J  
 CAD: J  
 CHECKED: W  
 FILED: 2002/08

DATE: AUGUST 17, 2002  
 REVISION: OCTOBER 22, 2002  
 REVISION: NOVEMBER 9, 2002

BY ORDER OF: BOB 100  
 PLS. MAIL TO: 20175  
 (801) 809-7292

**BAY**  
 design group  
 Engineering, Surveying & Land Planning  
 www.baydesigngroup.com



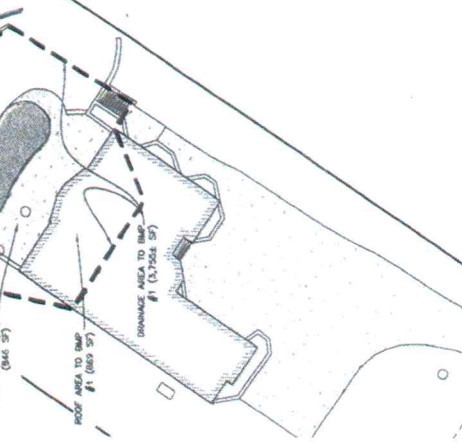
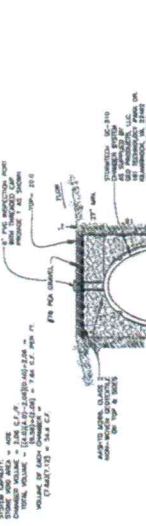
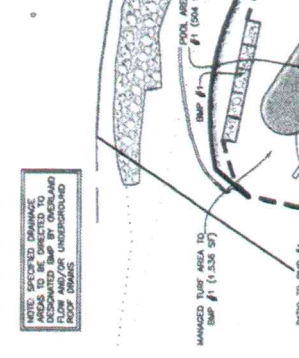
**WEBB RESIDENCE**  
 TOWN OF HUNTINGTON  
 LANCASTER COUNTY, VIRGINIA  
 SHEET:

**BAY ACT DEVELOPMENT PLAN**

SHEET NO. C2 OF 2

JOB NO. 20024-02

**BMP CONTRIBUTING DRAINAGE AREA KEY PLAN**



**NOTE:** STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HUNTINGTON ACT DEVELOPMENT PLAN AND THE VIRGINIA ACT DEVELOPMENT PLAN. THE DESIGNER SHALL CHECK ALL CONTROL DEVICES REGULARLY TO ENSURE THEY ARE MAINTAINED AND OPERATING PROPERLY.

1. FENCE AND POST SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
2. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
3. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
4. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
5. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
6. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
7. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
8. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.



**SILT FENCE INSTALLATION**

SCALE: 1/8" = 1'-0"

**CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HUNTINGTON ACT DEVELOPMENT PLAN AND THE VIRGINIA ACT DEVELOPMENT PLAN.
2. THE DESIGNER SHALL CHECK ALL CONTROL DEVICES REGULARLY TO ENSURE THEY ARE MAINTAINED AND OPERATING PROPERLY.
3. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
4. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
5. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
6. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
7. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
8. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.

**STANDARD NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HUNTINGTON ACT DEVELOPMENT PLAN AND THE VIRGINIA ACT DEVELOPMENT PLAN.
2. THE DESIGNER SHALL CHECK ALL CONTROL DEVICES REGULARLY TO ENSURE THEY ARE MAINTAINED AND OPERATING PROPERLY.
3. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
4. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
5. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
6. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
7. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
8. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.

**CONCRETE MAINTENANCE**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HUNTINGTON ACT DEVELOPMENT PLAN AND THE VIRGINIA ACT DEVELOPMENT PLAN.
2. THE DESIGNER SHALL CHECK ALL CONTROL DEVICES REGULARLY TO ENSURE THEY ARE MAINTAINED AND OPERATING PROPERLY.
3. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
4. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
5. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
6. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
7. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
8. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.

**CONCRETE MAINTENANCE**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HUNTINGTON ACT DEVELOPMENT PLAN AND THE VIRGINIA ACT DEVELOPMENT PLAN.
2. THE DESIGNER SHALL CHECK ALL CONTROL DEVICES REGULARLY TO ENSURE THEY ARE MAINTAINED AND OPERATING PROPERLY.
3. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
4. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
5. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
6. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
7. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.
8. THE FENCE SHALL BE CONSTRUCTED WITH 2x4 PLYWOOD SHEATHING AND 2x4 POSTS. THE FENCE SHALL BE 4 FEET HIGH AND 4 FEET ON CENTER.



## RESOLUTION 2020-17 TC

### Rezoning Application – Rezone Parcel from R-1 to B-1 or B-2, Tax Map 33-378

**WHEREAS**, the Irvington Town Council reviewed a Proposed Rezoning Application 2020.RZ1\_Town of Irvington to rezone parcel Tax Map # 33-378 from R-1 to B-1 or B-2 , at 235 Steamboat road (“Application”); and

**WHEREAS**, a joint public hearing on the Application was advertised in the Rappahannock Record on November 25, 2020 and December 3, 2020; and

**WHEREAS**, the Planning Commission and Town Council held a joint public hearing on December 10, 2020 to hear public views on the Application; and

**WHEREAS**, the Planning Commission considered the Application at its meetings on December 10, 2020 and January 12, 2021; and

**WHEREAS**, Town Council considered the Application at its meetings held on December 10, 2020 and January 14, 2021.

**NOW THEREFORE, BE IT RESOLVED** that the Irvington Town Council hereby approves the Application subject to the following conditions: \_\_\_\_\_ . (Either state the conditions or indicate there are no conditions.)

### Certification

I, Albert D. Bugg, III, Mayor, do hereby certify that the above is a true copy of Resolution 2020-17 TC adopted at a meeting of the Irvington Town Council held on January 14, 2021, at which a quorum was present and voting. The vote was:

In favor

Opposed

Absent

TOWN OF IRVINGTON

\_\_\_\_\_

Albert D. Bugg, III, Mayor

**Reason for Re-Zoning application 2020.RZ1\_Town of Irvington  
235 Steamboat Road, Irvington, VA 22480**

The property, 235 Steamboat Road, is being re-zoned to facilitate the sale of the property. Steamboat Road has a mixture of residences and business uses, with all except the Bank Building being located on the east side of Steamboat. Therefore, rezoning this parcel is in keeping with the mixture on this side of the street. The property cannot be sold in its current designation of R-1 or used as R-1. The Virginia Department of Health has limited the septic use to one (1) full-time employee per the May 10, 1978 septic permit (See attachment).

# Application for Rezoning...

TOWN OF IRVINGTON, VIRGINIA

TO THE PLANNING COMMISSION AND TOWN COUNCIL OF IRVINGTON, VIRGINIA:

I (we), the undersigned, do hereby respectfully make application and petition the Governing Body to amend the Zoning Ordinance and to change the Zoning Map of 33-378 as hereinafter requested, and in support of this application, the following facts are shown:

1. The property sought to be rezoned is located at 235 Steamboat Rd between 221 Steamboat Road Street and 245 Steamboat Road Street on the East side of the street and known as lot (s) Number         . It has a frontage of 31 feet and a depth of 60 feet.

2. The property sought to be rezoned is owned by: Town of Irvington as evidenced by deed from See attachment A recorded in Book 112, Page 321, Registry of Town of         

3. It is desired and requested that the foregoing property be rezoned FROM Residential R-1 TO Business B-2 or B-1

4. The following are all of the individuals, firms, or corporations owning property adjacent to ~~both sides and rear, and the property in front of (across street from)~~ within 300 feet from the property sought to be rezoned: See attached sheet

	NAME	STREET ADDRESS
(a)	<u>See attachment B</u>	<u>        </u>
(b)	<u>        </u>	<u>        </u>
(c)	<u>        </u>	<u>        </u>
(d)	<u>        </u>	<u>        </u>
(e)	<u>        </u>	<u>        </u>
(f)	<u>        </u>	<u>        </u>
(g)	<u>        </u>	<u>        </u>
(h)	<u>        </u>	<u>        </u>
(i)	<u>        </u>	<u>        </u>

(Use reverse side if necessary and look up the names in the office of          in the          Courthouse, if they are not known.)

5. It is proposed that the property will be put to the following use:

Anything to be allowed under B-2 <sup>or B-1</sup> zoning regulations. Per the septic permit, this property cannot be used as a residence. (See attachment C)

6. It is proposed that the following buildings will be constructed:

none

7. It is proposed that the following setbacks and offstreet parking provisions will be made:

N/A

8. Attached is a copy of a Vicinity Map.

Attachment D

Albert O. Buzzys  
Signature of Applicant  
PO Box 174  
Irvington, Va 22480  
Address of Applicant

TO THE TOWN COUNCIL OF

This petition for rezoning property within the jurisdiction of the \_\_\_\_\_ of \_\_\_\_\_ was received on \_\_\_\_\_, a public hearing was held on \_\_\_\_\_, and the Planning Commission wishes to make the following recommendations to the Governing Body.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING COMMISSION

By \_\_\_\_\_  
Secretary

ACTION OF THE TOWN COUNCIL:

On \_\_\_\_\_ the Governing Body took the following action on the attached petition for rezoning:

mailed - Deeds & Notes City - 11-27-57

BOOK 112 PAGE 321

THIS DEED, Made this 19th day of November, 1957, by and between W. J. HAYNIE and E. W. BUSSELLS, Trustees of the Irvington Public Library Association, parties of the first part, and the TOWN OF IRVINGTON, a municipal corporation, party of the second part,

WITNESSETH, That in consideration of the sum of Ten Dollars, and other good and valuable considerations not herein mentioned, in hand paid to the parties of the first part at and before the sealing and delivery of this deed, receipt whereof is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part, with General Warranty of Title, the following described property:

All of that certain lot or parcel of land, together with all buildings and appurtenances in anywise appertaining thereto, situate, lying and being in the Town of Irvington, White Stone Magisterial District, Lancaster County, Virginia, which said lot has a frontage on the main road leading through Irvington, which road is designated as Virginia State Highway, #635, said frontage being thirty-one feet, and extends back between parallel or near parallel lines a distance of sixty feet, and is the same property conveyed to H. B. Currell, W. J. Haynie and E. W. Bussells, Trustees, by T. C. Treakle by deed dated the 2nd day of February, 1942, of record in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, in Deed Book 75 at page 453, the said W. J. Haynie and E. W. Bussells being the surviving Trustees, and having been appointed and authorized by the Circuit Court of Lancaster County, Virginia, to make this conveyance by order entered November 18, 1957, and recorded in chancery order book number 8 at page 178.

The said parties of the first part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the land, free from all encumbrances, and that the said parties of the first part will execute such further assurance of the said land as may be requisite.

Witness the following signatures and seals.

W. J. Haynie (SEAL)  
W. J. Haynie

E. W. Bussells (SEAL)  
E. W. Bussells

Trustees of the Irvington Public Library Association

(Page Two)

BOOK 112 PAGE 322

State of Virginia,

County of Lancaster, to-wit:

I, Dixon L. Foster, a <sup>Commissioner in Chancery</sup> ~~Notary Public~~ in and

for the County aforesaid, in the State of Virginia, do certify that W. J. Haynie and E. W. Bussells, Trustees, whose names are signed to the foregoing writing bearing date on the 19th day of November, 1957, have acknowledged the same before me in my County aforesaid. My commission ~~expires~~ continues indefinitely.

Given under my hand this 20<sup>th</sup> day of November, 1957.

Dixon L. Foster  
~~Notary Public~~  
Commissioner in Chancery for the  
Circuit Court of Lancaster County,  
Virginia

VIRGINIA, to-wit:

In the Clerk's Office of the Circuit Court of Lancaster County, the 20<sup>th</sup> day of November 1957, the foregoing writing was presented and with certificate.....

annext, admitted to record at 10:50 o'clock, A.M.

Teste:

Bertha G. Abbott ~~Notary~~ - Dep. Clerk.

Rezoning and CUP Application(s), 235 Steamboat Rd, Tax Map 33 378

Property Owners within 300 ft of Tax Map Parcel 33 378

Tax Map	Name	Mailing Address	Physical Address
33D 12	Prentiss & Mark Lay	David & Mary Lloyd TTEES, 6620 Jill Ct, McLean, VA 22101	200 Steamboat Rd
33D 11A & 33 379C	Albert C Pollard Jr	48 Steamboat Rd, Irvington, VA 22480	23 Fleet Ln - changed to 214 Stearn
33D 11	Sandra & Peter Porteous	11707 Lariat Ln, Oakton, VA 22124	222 Steamboat Rd
33D 13	Robert & Virginia Fleet	PO Box 481, Irvington, VA 22480	
33 347	Cynthia Miller & Milton McInturff	1408 Valley Ave, Winchester, VA 22601	
33 348	Danielle & George Kuper	PO Box 26, Irvington, VA 22480	242 Steamboat Rd
33 349, 33 375, 33 373, 33 374	Irvington Professional Offices	PO Box 340, Irvington, VA 22480	293 Steamboat Rd
33 396 & 33 379E	Ronald & Catherine Crockett	PO Box 312, Irvington, VA 22480	40 The Lane
33 397	Ann McCloskey TTEE	520 Woodlawn Rd, Baltimore, MD 21210	205 Steamboat Rd
33 394	Janet Dawson	76 The Lane, Irvington, Va 22480	Same
33 379	Quarles Petroleum Inc	1701 Fall Hill Ave, Suite 200, Fredericksburg, VA 22401	73 Seafood Ln
22 378A	Robert & Carol Nelms TTEE	7487 Pinehurst Dr, Quinton, VA 23141	221 Steamboat Rd
33 377A	Cam Sites, LLC	286 Windy Ln, Kilmarnock, VA 22482	245 Steamboat Rd
33 377	Barbara Breeden & James C TTEES	PO Box 35 Irvington, VA 22480	265 Steamboat Rd
33 376	Kathryn Pleasants Dunn	PO Box 702, Irvington, VA 22480	277 Steamboat Rd



**PERMIT TO INSTALL  REPAIR,  REASONS FOR REJECTION**   
**WATER SUPPLY  SEWAGE DISPOSAL SYSTEM**

(1) Void after (12) twelve months. (2) Automatically cancelled when site conditions are changed from those shown on permit.  
 (3) Automatically cancelled should facts later become known that a potential hazard would be created by continuing installation.

LIBRARY FHA/VA  Yes  No Date 5-10-78 Case No. G-33  
 Owner TOWN OF IRVINGTON Address IRVINGTON, VA. Phone 438-5161  
 (Mailing Address)  
 Occupant ATHEN. F. B. McGuinness Address \_\_\_\_\_ Phone \_\_\_\_\_  
 (Mailing Address)  
 Exact Location of premises IRVINGTON, VSH 635, 2<sup>nd</sup> structure post lane to Va.  
 (Subdivision, Street or Road Name, Section or Lot No.) Seafoods

FOR:  Dwelling  Other Library Automatic Washing Machine  Yes  No Consumption 20 gal. per day  
 Actual  Potential  Bedrooms 0 Garbage Disposal Unit  Yes  No ( Actual  Estimated Water)  
 THIS SEPTIC SYSTEM IS DESIGNED FOR ONE FULL TIME EMPLOYEE

(1) WATER SUPPLY (Existing) Class \_\_\_\_\_ Approved  Yes  No Other OF A BUSINESS OR  
 (To be installed) Class \_\_\_\_\_ Cased \_\_\_\_\_ ft. to be grouted \_\_\_\_\_ ft. PUBLIC SERVICE OPERATION  
 (Unless supported by positive evidence Class III is to be considered as to be installed.)

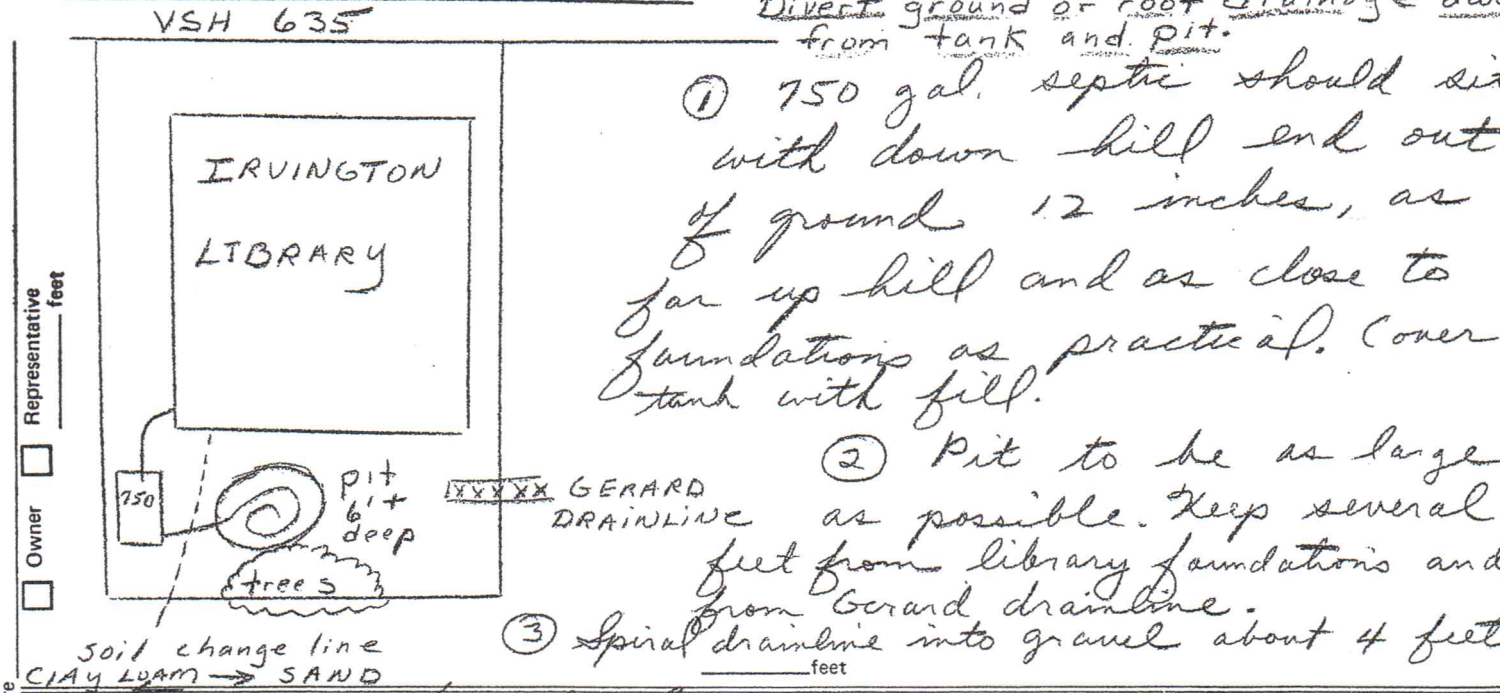
SOIL STUDY Naturally drained, suitable by sight  Yes  No Technical Classification pure sand 48"  
 (If Known)  
 (2) Estimated Percolation Rate 1-10  11-25  26-50  > 51  Percolation Test Required  Yes  No Rate 6  
 (Minutes per inch) (Minutes per inch to nearest 10 minutes)  
 Depth to Grey Mottles 48+ inches (estimate over 4 ft.) OTHER \_\_\_\_\_  
 Surface drainage required  Yes  No OTHER DRAINAGE ROOF & GROUND DRAINAGE DIVERTED

(3) HOUSE SEWER LINE Size 4 inches. Type of material required PVC-40 Distance from Water Supply 10 feet.  
AWAY FROM SEPTIC SYSTEM.

(4) DETAILS OF CONSTRUCTION Watertight Septic Tank of concrete Material Liquid Capacity 750 gallons.  
 Inside Dimensions Length 7 feet. Width 34 feet. Liquid Depth 4 feet. Depth of Air Space 1 feet.

SUBSURFACE ABSORPTION FIELD Number of square feet required \_\_\_\_\_ Type aggregate required \_\_\_\_\_  
 (5) Depth of aggregate from base of tile to bottom of ditches SPECIAL DESIGN inches. Allowable fall \_\_\_\_\_ inches.  
 Total aggregate minimum depth \_\_\_\_\_ inches or more. Depth of drainfield to be \_\_\_\_\_ inches from surface of original ground.  
 Distance from well to septic tank \_\_\_\_\_ feet; distance from well to drainfield \_\_\_\_\_ feet.

Rough Sketch of Premises (including adjacent properties if pertinent, Showing Location of Lot Line, Buildings, Water Supplies, Sewage Disposal Systems, Trees, and Other Possible Sources of Contamination of Water Supplies, by Indicating Distances and Slope with regard to one another.)



Note: Owner or his agent must notify Lancaster Co. Health Department, Phone 462-2462 when installation is ready for inspection. If any Sewage Disposal System, or part thereof, is covered before being inspected by the Health Department, it shall be uncovered at the direction of the Health Director or his agent. CONDITIONS DISCOVERED DURING INSTALLATION MAY REQUIRE ADJUSTMENTS OF SYSTEM DESIGN. Changes from above specifications require Health Department approval before being made.

Based on the above information, the undersigned recommends that this permit be issued.  
 Date \_\_\_\_\_ Approved \_\_\_\_\_ (Reviewing Authority) Date 5-10-78 Signed Thomas Bruce Anderson  
 (Sanitarian or Health Director)

RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

Date 5-10-78 Case No. G-33-378

Owner LIBRARY TOWN OF IRVINGTON Address IRVINGTON, VA. Phone \_\_\_\_\_  
 (Mailing Address)

Occupant ATTEN. F.B. McGUINNES Address \_\_\_\_\_ Phone \_\_\_\_\_  
 (Mailing Address)

Exact Location of Premises IRVINGTON, VSH 635, 2 nd STRUCTURE PAST LANE TO VA. SEAFOODS.  
 (Subdivision, Street or Road Name, Section or Lot No.)

**WATER SUPPLY INSPECTION**

Installed according to Permit Design  Yes  No. Distance to nearest House Sewer \_\_\_\_\_ feet. Distance to nearest Sewage Disposal System \_\_\_\_\_ feet. (Use Form LHS-143 for Detailed inspection of Water Supply Reference Materials.)

**SEWAGE DISPOSAL SYSTEM INSPECTION**

(1) LOCATION  
 Allotted Area adequate  Yes  No. Distance from nearest lot lines \_\_\_\_\_ feet. Trees \_\_\_\_\_ feet. Water Supplies \_\_\_\_\_ feet. Buildings \_\_\_\_\_ feet.

(2) INSTALLATION AND DESIGN  
 Installed according to Permit Design  Yes  No.  
 Have additional Household Appliances been added NOT on Permit:  
 Automatic Washer  Garbage Disposal  
 Other \_\_\_\_\_ (Describe)

(3) SOIL CONDITION  
 Are there soil conditions now evident which indicate system may be unsatisfactory as designed:  Yes  No. If Yes, show adjustments required under "Remarks" below.

(4) HOUSE SEWER LINE  
 Installed  Yes  No. Type of material PVC-40  
 Size 4 Inches.

(5) SEPTIC TANK  
 Constructed of 2-36" well curbs, concrete  
 (Kind of Material) bottom  
 Inside Dimensions Length \_\_\_\_\_ feet. Width \_\_\_\_\_ feet.  
 Liquid Depth \_\_\_\_\_ feet. Depth of Air Space \_\_\_\_\_ inches.  
 Inside Fittings comply with requirements  Yes  No.

(6) DISTRIBUTION BOX  
 Watertight and equal surcharge to each line by Water Test  Yes  No. Distribution Box provided with 2 (Number) extra outlets for future use.

(7) SUBSURFACE ABSORPTION FIELD  
 Total Area in bottom of ditches see over square feet.  
 Number of ditches \_\_\_\_\_ Length of ditches \_\_\_\_\_ feet.  
 Grade of ditches Minimum \_\_\_\_\_ Inches per 100 feet.  
 Maximum \_\_\_\_\_ inches per 100 feet. Has system been checked by instruments (Level)  Yes  No.  
 Type aggregate used \_\_\_\_\_  
 Depth of aggregate under Tile \_\_\_\_\_ inches  
 Total depth of aggregate \_\_\_\_\_ inches  
 Depth of backfill over aggregate \_\_\_\_\_ inches

(8) SURFACE DRAINAGE  
 Storm Drains from House and Basement flowing away from Subsurface Drainage Field:  Yes  No. Was Surface Drainage required  Yes  No. If Yes, has this been provided  Yes  No. Has area been drained by lowering Ground Water Table:  Yes  No.  Not required.

(9) Are follow-up inspections necessary  Yes  No.

Septic Tank Contractor: Billy Franklin Address Browns Store Phone 580-6142  
 This Sewage Disposal System (Is) (Is Not) Approved by \_\_\_\_\_ LANCASTER COU TY Health Department

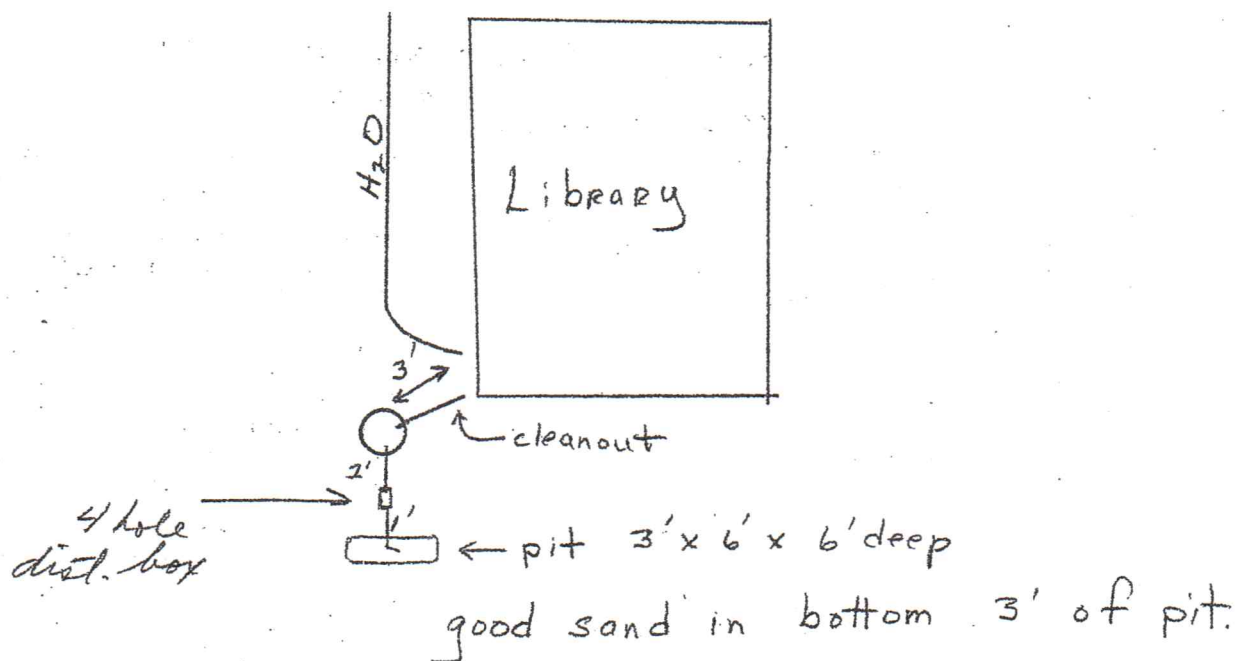
Date \_\_\_\_\_ Signed \_\_\_\_\_ (Sanitarian)  
 Date \_\_\_\_\_ Approved \_\_\_\_\_ (Reviewing Authority)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage occurs to the system. Remarks: #1 Allotted area not adequate (prop. lines) - special design used, #2 Contractor made H.D. approved revisions, see over. Maintain facilities in proper functioning order. Control usage - this cannot become a public facility.

---

 VSH 635
 

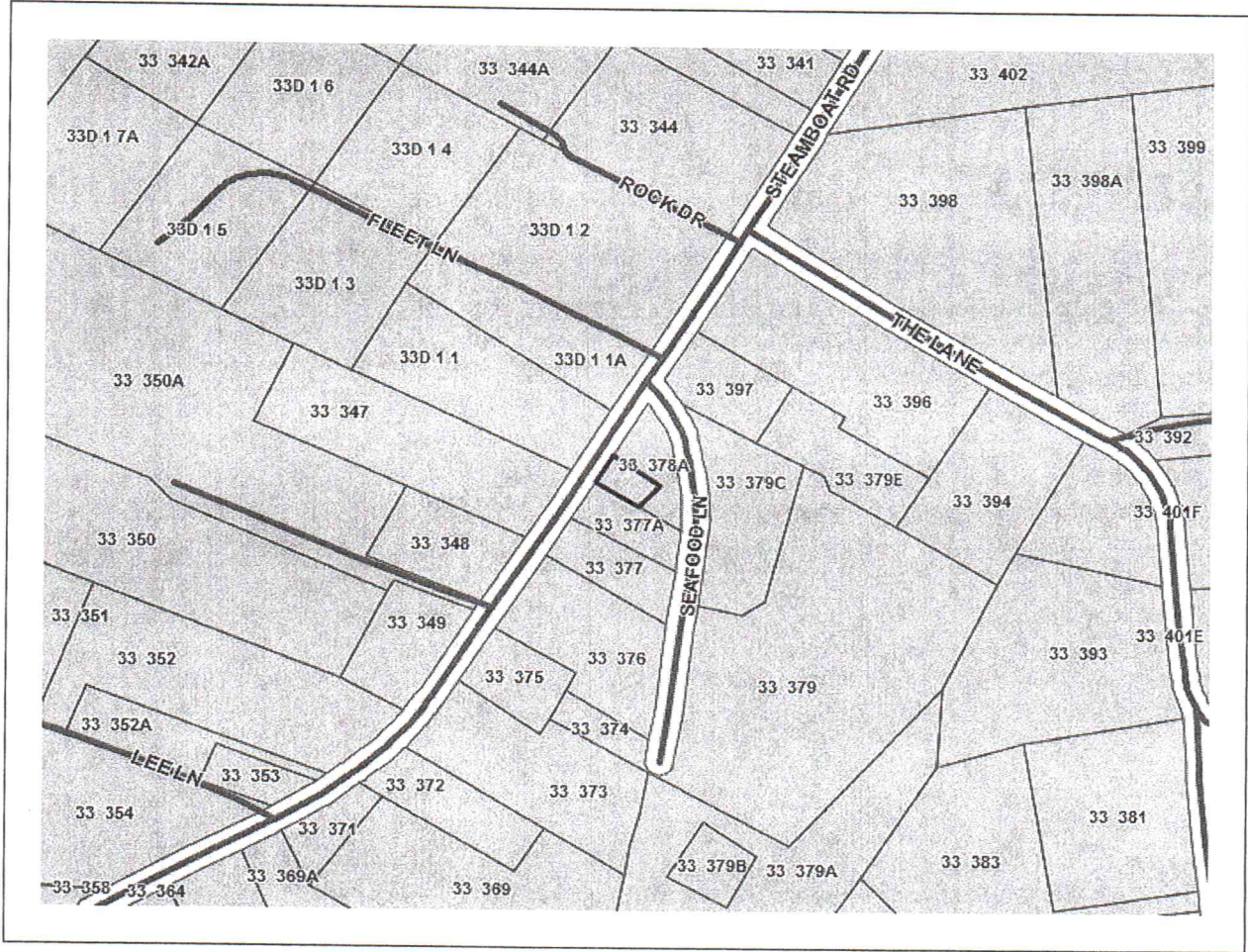
---



Recommendations for lengthening life of this grease trap system:

- #1 Provide guttering on library which discharges roof water below pit.
- #2 Provide surface drainage (mound area over tank and pit) so surface drainage flows around these.
- #3 Never allow toilet to hang & run or faucet to drip continuously. This system has no margin for error.

### Lancaster County GIS Parcel Data Report



Parcel Number:	33 378
Owner Name:	IRVINGTON PUBLIC LIBRARY
Address:	PO BOX 174
	IRVINGTON VA 22480
Property Address:	235 STEAMBOAT RD
Property Description:	RT 635 LOT
Acreage:	.000
Land Value:	50000
Improvements Value:	35200
Total Value:	85200

**DISCLAIMER:** No warranty is offered for content or accuracy. Any information obtained from this web site which is to be used in the preparation of legal documents should be verified by an outside source prior to inclusion in said documents.

