

**Albert Pollard Jr**

**Refuel**

**CUP Amendment to 73 Seafood Lane**

This is a request to build 6 additional one-bedroom cottages of the same footprint and style on the 1.947 acre parcel at 73 Seafood Lane. If approved, the available parking at Refuel will exceed the requirements in Irvington's Parking Ordinance (154.020). The proposed cottage placement does not impact any of the existing 24 parking spaces and there is land to develop an additional 23 spaces if needed. In order to phase in development, the application stipulates that no more than 3 of the additional units could start construction before 2026.

The neighborhood has been improved over the abandoned industrial site that was formerly at Refuel and additional cottages will do nothing to impair property values. Neighbors seem generally pleased with the development and, as the attached drawing indicates, all setbacks and height restrictions will be observed.

The final approval of the zoning permit is contingent upon applicant providing VDH approval for the septic of the units to be built. The VDH permit application has been prepared for 3 additional units and all application data speaks to the likelihood of approval.

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# 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	7.16.24
APP FEE PD	_____
APPLICATION #	_____
PC Public Hearing	_____
TC Public Hearing	_____

**IMPORTANT NOTE:** The application must be filled out completely. The application may not be signed by an agent or attorney but must be signed by the owner, agent of owner or owners before a Notary Public in the space provided on page 4.

Applicant Name (s): Albert C Pollard Jr  
Tax Map Parcel(s): 33 379  
Address/Location: 73 Sealed Lane  
Deed Restrictions: Yes \_\_\_ No  (If yes, attach copy of deed) Current Zoning \_\_\_\_\_  
Proposed Use: Additional Cottages  
Acreage of Parcel: 1.947 Overlay District(s): Chesapeake Bay \_\_\_ Yes  No

Is this an amendment to an existing conditional use permit? If so, provide CUP number:	<input checked="" type="checkbox"/> Yes	<input 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: Albert Pollard  
Address: 48 Steamboat Rd  
City: Irvington State: VA Zip: 22480  
Phone Number: 7610775 Email address: Pollard.albert@gmail.com

Official Owner(s) of Record (If different than applicant): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_

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

33.379C

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.

See attached

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.

6 new cottages now that proof of concept has been established. See attached narrative and drawing.

**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) Albert Bolard Jr, 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.

Albert Bolard Jr 7.8.24  
Signature of Owner or Agent Date

48 Steamboat Rd 761.0775  
Mailing Address Phone No.

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

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public

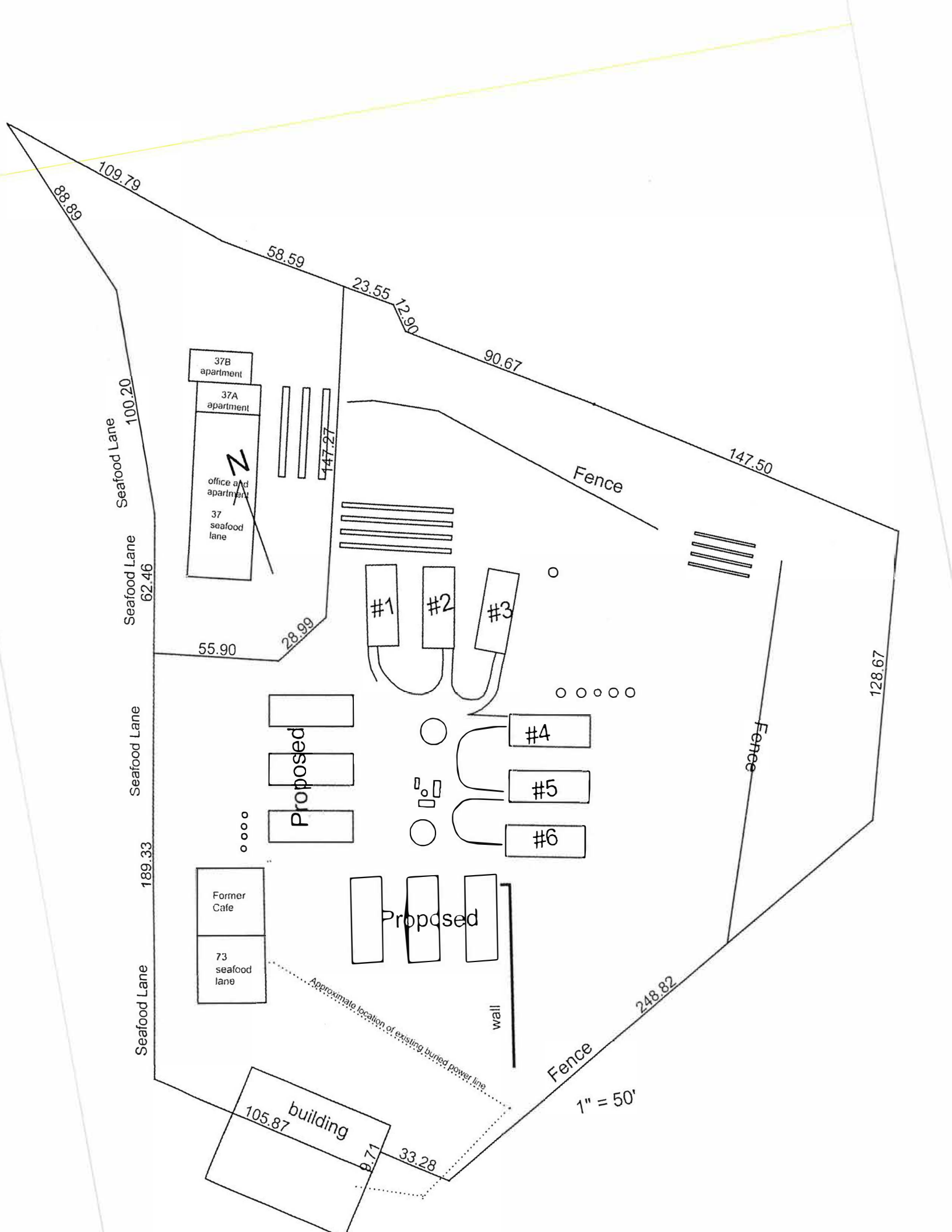
\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Mailing Address Phone No.

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

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Notary Public



109.79

88.89

58.59

23.55

12.90

90.67

147.50

128.67

248.82

Seafood Lane

Seafood Lane

Seafood Lane

Seafood Lane

37B apartment  
37A apartment  
office and apartment  
37 seafood lane

N

147.27

55.90

28.99

#1 #2 #3

Proposed

#4 #5 #6

Former Cafe  
73 seafood lane

Proposed

wall

Fence

Fence

building  
105.87  
8.71

33.28

Approximate location of existing buried power line

1" = 50'



