

**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 as a by right use under 154.086(10) of Irvington's Zoning Ordinance. 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.

To preserve the aesthetic and address a neighbor's concerns, units shall:

- Have the same existing design based upon the old Lancaster National Bank on Steamboat Road;
- Have repetition of the landscaping for newly built units;
- After 10PM, a maximum noise level of 65 decibels as measured at the property line;
- Units shall house no more than 2 people; and,
- All pets must be on a leash.

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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