



# TOWN OF IRVINGTON

P.O. Box 174  
Irvington, VA 22480  
(804) 438-6230  
[info@irvingtonva.gov](mailto:info@irvingtonva.gov)

Internal Use Only	
RECEIVED	9.24.24
APP FEE PD	_____
APPLICATION#	_____
PC Public Hearing	_____
TC Public Hearing	_____

## CONDITIONAL USE PERMIT APPLICATION FORM (\$200 Fee)

**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 in the space provided on page 4.

Applicant Name(s): Robert and Cynthia Hudson

Tax Map Parcel(s): # 33-376

Address/Location: 277 Steamboat Road, Irvington, VA. 22480

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

Proposed Use: Short Term Rental

Acreage of Parcel: .426 Acres Chesapeake Bay District Overlay: Yes \_\_\_\_\_ No

A scale drawing (see p.3) is required to be attached to any CUP application. Is a scale drawing attached to this application?	Yes _____ No _____
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Owner or Agent of Owner: Robert and Cynthia Hudson

Address: 1102 Normandy Drive

City: Richmond State: Virginia Zip: 23229

Phone Number: 804-221-4998 Email address: hudsonph76@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:

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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.

The property is a duplex. Single family use. 2 Bedrooms and 1 bath. Full Kitchen and living room in each unit.

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.

Existing structure will be used.

**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 herby 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.

*Robert E. Hudson* 9/24/24  
Signature of Property Owner or Agent of Owner Date

*Cynthia S. Hudson* 9/24/24  
Signature of Property Owner (if more than one owner) Date

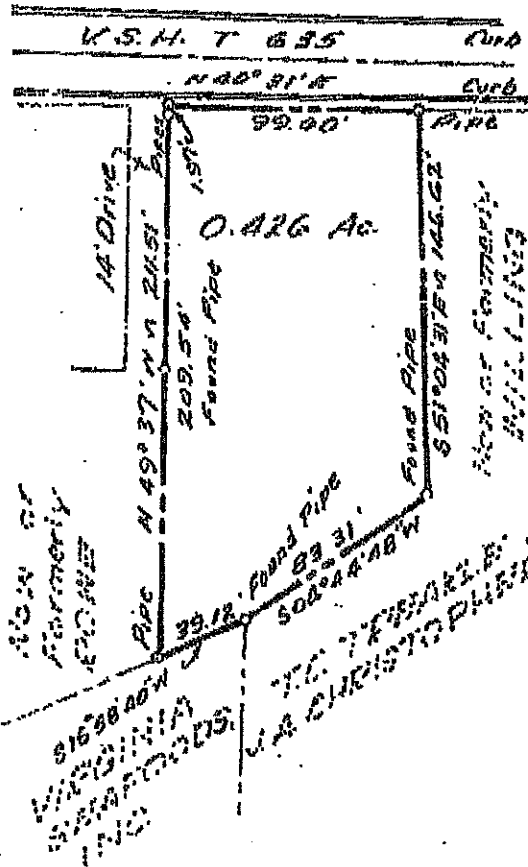
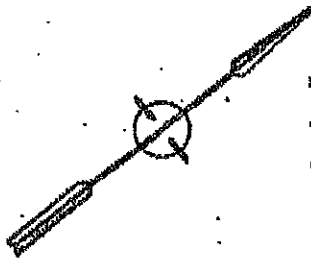
Mailing Address: 893 Ring Farm Road  
White Stone, VA. 22578

Phone Number: 804-221-4998

BOOK 169 PAGE 126

# LOT LOCATION SURVEY BENNETT WILLIS & JANE B. WILLIS

TOWN OF IRVINGTON  
LANCASTER COUNTY, VIRGINIA



Virginia, to-wit:  
in the Clerk's Office of the County of Lancaster  
the 24<sup>th</sup> day of March 1972  
the foregoing writing was presented and with \$ 210.00  
in State Tax, \$ 7.00 County Tax, and with plat  
attached, was admitted to record at 3:35 o'clock P. M.  
and with \$ 14.00 tax under Section 38.54B all  
aforesaid taxes having been paid.

Tested  
*Robert M. Lewis*, Clerk-Dep. Clerk



<p>CERTIFIED CORRECT</p> <p><i>Charles E. Tomlin, Jr.</i> CERTIFIED LAND SURVEYOR March 10, 1972</p>	<p>CHARLES E. TOMLIN, JR. CERTIFIED LAND SURVEYOR WINDWICH CHURCH, VIRGINIA</p>	<p>DRAWN BY <i>ASH</i></p> <p>DATE <i>10.6.72</i></p> <p>JOB NO. <i>LS 781</i></p>	<p>FIELD <i>183</i>, PG. <i>59</i></p> <p>DATE</p> <p>REV. DATE</p>
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