



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 _____
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): Lori Johnson-Pyle

Tax Map Parcel(s): _____

Address/Location: 122 Edgewood Lane Irvington, VA 22480

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

Proposed Use: STR

Acreeage of Parcel: 3 acres **Overlay District(s):** Chesapeake Bay ___ Yes ___ No

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input 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: Lori Johnson-Pyle

Address: 107 Hanger Ct

City: Chesapeake **State:** VA **Zip:** 23322

Phone Number: 757-621-75815 **Email address:** nikkijohnsonrealtor@gmail.com

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

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: NA

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.

Subject: Conditional Use Permit Application for Short Term Rental - 122 Edgewood

Dear Sir/Madam,

I am submitting this application for a Conditional Use Permit (CUP) regarding the operation of a Short Term Rental (STR) at 122 Edgewood within the Town of Irvington.

It's important to note that this property has historically functioned as a STR, benefiting from grandfathered status predating the current STR ordinances, under the ownership of Zach Fauver. As the new proprietor, I am committed to upholding the town's STR regulations, ensuring that the property's operation aligns with public health, safety, morals, the general welfare of the community, and complies with the Chesapeake Bay Act.

My primary aim is to maintain the highest standards for the community, neighbors, and visiting guests. Strict adherence to house rules, property guidelines, and town ordinances will be ensured to guarantee a positive impact on the community. Our STR model will cater specifically to families attending local events, with a maximum occupancy of two guests per bedroom across three bedrooms. Additionally, stringent measures such as quiet hours, parking regulations, and visitor guidelines will be implemented.

Our decision to establish this STR in Irvington is rooted in our desire to have a frequent base in the community for our family. While upholding all town ordinances related to STRs, we place significant emphasis on safety and insurance requirements. Cultivating strong relationships with our neighbors and the community is pivotal; any issues that may arise will be promptly addressed.

It is our sincere commitment to contribute positively to the community's charm and lifestyle while supporting local businesses and participating in community activities.

Warm regards,
Lori (Nikki) Johnson-Pyle

A handwritten signature in black ink, appearing to be 'Lori (Nikki) Johnson-Pyle', with a long horizontal line extending to the right.

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.

I would like to continue using 122 Edgewood Lane as a STR, allowing only 2 guests per bedroom to rent the space (total of 6 guests). There will be enforced quiet hours from 10pm-7am, no parties and ~~no~~ non-registered guests to be permitted without approval from myself the property owner. The property will be rented primarily Spring to Fall, with occasional winter rentals, when the property is not rented my family will be enjoying its accommodations. The STR will not be longer than 14 days per guest to ensure that any issues will be able to be rectified immediately.

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.

As of now there are no improvements that I plan on making.

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) Lori Johnson-Pyle, 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] 12/1/2023
Signature of Owner or Agent Date

107 Hagen Ct Chesapeake VA 23322
Mailing Address 7576175815 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

4.

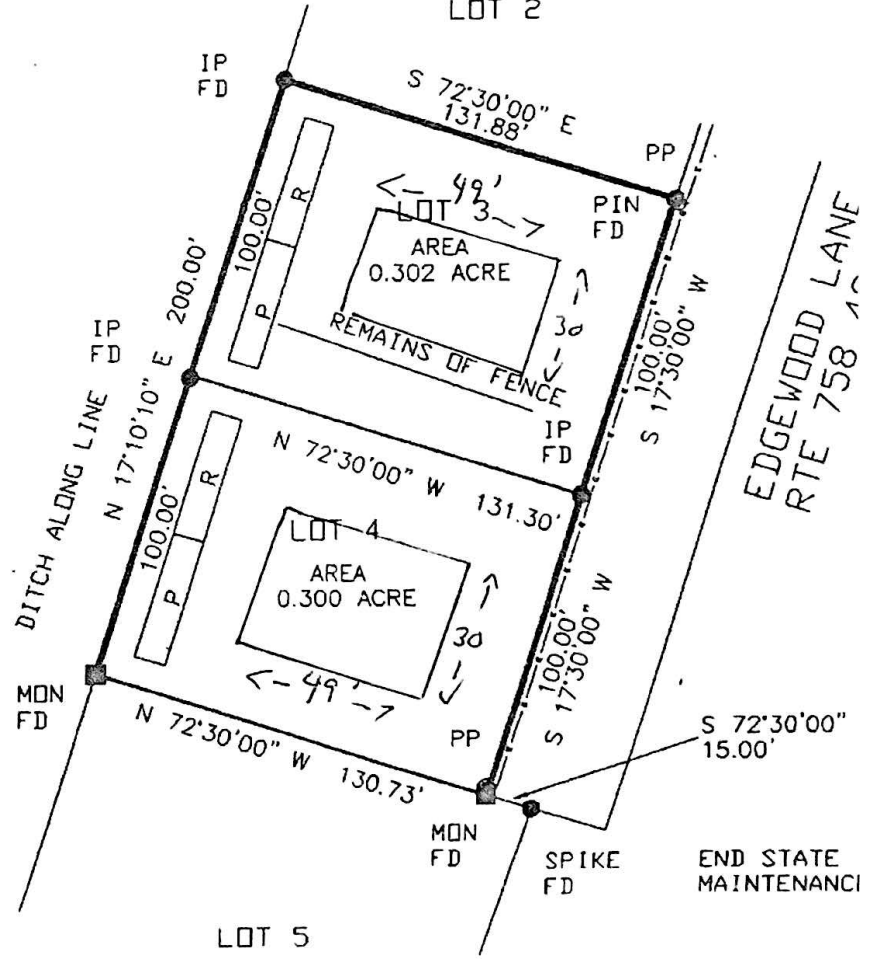


DEED BOOK 112 PAGE 364

N/F JOHN N. FRIDAY
DB 421-871

LOT 2

N/F FRANCES L. NUNNALLY
DB 374-843



N/F ROBERT H. FLEET III
INST # LR 040002421