

I appreciate being informed by the Irvington Town Council that an application for a Conditional Use Permit has been made by the owner of the property at 294 Chesapeake Drive to operate a short term rental at that location. My property is adjacent to it.

When I purchased my lot in 2018, I did so in the knowledge that all properties in the Carter Creek Estates were conveyed subject to a set of "restrictions and covenants which shall run with the land." These restrictions included some upon the uses that may be made of the properties. Item 2 in the attached covenant document, provided to me at the time of my purchase, states the following:

"No commercial enterprise or trade shall be conducted or carried on upon the property, nor shall anything be done thereon which may be or become a nuisance to the neighborhood. The professional practice in the home or dwelling on the property of medicine, law or any purely consultative profession, excluding the practice of veterinary medicine, is permissible."

I object to this application because it violates the covenants that both bind and protect all owners of properties in the Carter Creek Estates. I certainly made my purchase trusting that the covenants would be upheld by all the property owners and the sellers of the Carters Creek Estates, the Higgins Family Partnership. (See attached 1976 survey showing the 42 properties in the development.)

I ask the Irvington Town Council to reject this application on the grounds that commercial enterprises are prohibited on all the residential properties of the Carter Creek Estates.

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