



TOWN OF IRVINGTON

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

Internal Use Only

RECEIVED 3/13/2025
APP FEE PD Credit
APPLICATION# 2025. SOMMARDahl
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): Brian & Ashley Sommardahl

Tax Map Parcel(s): 33-383H

Address/Location: 79 Cedardale Ln

Deed Restrictions: Yes _____ No X (If yes, attach copy of deed) Current Zoning R-1

Proposed Use: Residential

Acreage of Parcel: 1.05 Chesapeake Bay District Overlay: Yes Y 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 X No _____

Owner or Agent of Owner: Bay Design Group/Jamie Pruett

Address: P.O. Box 51

City: Urbanna State: VA Zip: 23175

Phone Number: 804-693-2993 Email address: jamie@baydesigngroup.com

Official Owner(s) of Record (if different than applicant): Brian & Ashley Sommardahl

Address: 416 Henri Rd

City: Richmond State: VA Zip: 23226

Phone Number: 804-928-1159 Email address: brian.sommardahl@patientfirst.com

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

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.

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.

This project consist of the removal of a portion of driveway, concrete, walk and steps and the construntion of an addition, pool and pool deck.

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 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 of Property Owner or Agent of Owner

2/4/25
Date


Signature of Property Owner (if more than one owner)

2/4/25
Date

Mailing Address: 416 Henri Rd.
Richmond, VA. 23226

Phone Number: (804) 928-1159

154.151 - Required conditions.

- (A) Land development in RPAs is limited to new water dependent facilities; expansion of existing water dependent facilities; or redevelopment within a designated intensely developed area; or a road or driveway crossing satisfying the conditions set forth in division (A)(3) below.
- (1) A new or expanded water dependent facility may be allowed provided that the following criteria are met:
- (a) It does not conflict with the Comprehensive Plan;
 - (b) It complies with the performance criteria set forth in § 154.154(C);
 - (c) Any nonwater-dependent component is located outside of the RPAs; and
 - (d) Access to a water-dependent facility including utility service and all necessary land disturbance, shall be kept to minimum with a single point of access where practical.
- (2) Redevelopment outside locally designated intensely developed areas shall be permitted in the RPAs only if there is not an increase in the amount of impervious cover and no further encroachment within the RPA, and it shall conform to applicable erosion and sediment control requirements outlined under § 154.153(B)(4) herein and to the stormwater management requirements outlined in § 154.153(B)(7).