



Justin Nelson <jnelson@irvingtonva.gov>

Fwd: Irvington Application for Conditional Use Permit for David A Harrison IV Marital Trust

1 message

Charles Dyson <cdyson@irvingtonva.gov>
To: Justin Nelson <jnelson@irvingtonva.gov>

Thu, Mar 19, 2026 at 9:39 AM

----- Forwarded message -----

From: **The Town Of Irvington** <email@irvingtonva.gov>
Date: Wed, Mar 18, 2026 at 4:14 PM
Subject: Irvington Application for Conditional Use Permit for David A Harrison IV Marital Trust
To: <clerk@irvingtonva.gov>

APPLICATION NUMBER:
2026. REYNOLDS



Applicant Name

David A Harrison IV Marital Trust

Tax Map Parcel(s)

33-245B, 33-243, 33-245C, 33-243C

Applicant Phone Number

+ [REDACTED]

Address / Location

49 and 96 Reynolds Landing
Irvington, VA
22480
US

Applicant Email

[REDACTED]

Applicant Address

[REDACTED]
Richmond, VA

Acreage of Parcel

1.06

Deed Restrictions

23226

NO

US

Current Zoning

Is the Applicant the Parcel Owner?

M-1 Limited Industrial

YES

Proposed Use

Is the Applicant the Official Owner(s) of Record

Residential Home

YES

Chesapeake Bay District Overlay

Owner or Agent of Owner Phone (if different from Applicant)


YES

+ [REDACTED]

Does the property owner also own or have any ownership interest in any abutting property?

NO

Scale Drawing

 HPR_Master-Plan_2026-03-03_compressed.pdf

Written Statement

1. This project proposes the conversion of an existing Limited Industrial (M-1) use occupied by an oyster-processing facility to a Residential (R-1) use resulting in safer and less-intensive operations, and more consistent in scale and intensity with the adjacent Residential parcels. The property currently features buildings and impervious surfaces immediately adjacent to Carter's Creek with no provision to prevent untreated runoff from entering the waterway. The proposed improvements will comply with the Chesapeake Bay Preservation Act by reducing the amount of impervious surface from 8,381 sf to 7,196 sf or 1,185 sf. Additionally, a 30' planted buffer between the water's edge and the impervious area will be created to reduce polluted runoff.
2. The establishment of the CUP will not substantially diminish or impair property values as it intends to replace an industrial use with a residential one complementing the neighboring properties.
3. This CUP is intended to permit a Residential (R-1) use on a parcel that is surrounded by other R-1 properties offering land use consistency in the neighborhood.
4. The parcel will be landscaped as would be appropriate for a Residential use which will include plantings to support privacy for the residents and their neighbors, improve the appearance of the property, and support the Chesapeake Bay Preservation Act. Activities will be limited to those appropriate for a Residential use.
5. Utilities to support the proposed use will be included and off-street parking will be included to meet the requirements of the Irvington Zoning Code.
6. Soil Erosion and Sediment Control will be managed through approved practices during construction, and the site improvements will be designed to minimize both.
7. Height, Area, Yard, and sign limitations will be the same for other uses in the district. An exception to the Side Yard is requested due to the narrow nature of the parcel which averages 106 feet. The applicant is requesting a Side Yard of ten feet (10') to accommodate a new single-family residence. No signage is required nor proposed for the project.
8. No business or activities beyond those typical of a Residential use are anticipated.
9. The establishment of the CUP is intended to conform with the Comprehensive Plan.
10. The CUP conforms to the applicable regulations of the zoning district. An exception is requested to accommodate a proposed guest house on the same parcel.

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 CUP requested is to allow the change of use from Limited Industrial (M-1) to Residential (R-1) to accommodate a single-family residence and guest house.

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

proposes the removal of existing industrial structures and associated impervious surfaces. I

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includes the addition of a new single-family residence and guesthouse with associated

off-street parking, utilities, and landscaping.

Dimensions are indicated

on the attached plans.

Application Agreement

By checking this box and typing my name below, I am electronically signing this application and agree that all the information provided is accurate and true to the best of my knowledge.

Authorized Signer

Ashton Harrison

Processing Fee

\$200.00

Stripe Credit Card

xxxx xxxx xxxx 1639

Visa

Sent from [The Town Of Irvington](#)