

34K 18



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	2-7-23
APP FEE PD	YES, CK 98 \$200
APPLICATION #	_____
PC Public Hearing	_____
TC Public Hearing	3/9/23

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): Crab Trap LLC

Tax Map Parcel(s): 34K 18

Address/Location: 31 Sprng Street

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

Proposed Use: Short Term Rental

Acreeage of Parcel: 2.009 acres Overlay District(s): Chesapeake Bay ___ Yes X No

Is this an amendment to an existing conditional use permit? If so, provide CUP number: _____	<input type="checkbox"/> Yes	<input checked="" 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: Janice Pfund

Address: 574 Main Street

City: Reedville State: VA Zip: 22539

Phone Number: 434-566-9337 Email address: Crabtraprentals@gmail.com

Official Owner(s) of Record (If different than applicant): Crab Trap LLC

Address: 250 Ipswich Place

City: Charlottesville State: VA Zip: 22901

Phone Number: 434-566-9337 Email address: Crabtraprentals@gmail.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.

Janice Pfund
Crab Trap LLC
574 Main Street
Reedville, VA 22539

Statement of Request for Conditional Use Permit

I, Janice Pfund, Manager for Crab Trap LLC, am requesting a Conditional Use Permit for the property at 31 Spring Street, Irvington, VA, to be used to provide short term housing to visitors of Irvington, VA, and the surrounding areas. I will ensure that this use will not adversely affect the public health, safety, morals, and general welfare and will operate in compliance with the Chesapeake Bay Act.

This use of the property will not diminish or impair property values within the neighborhood as I will provide the upkeep and maintenance of the property to the highest standards. My experience in managing short and mid-term rentals over the last 10 years is extensive, and my properties have increased dramatically in value and in curb appeal. In addition, I am deeply concerned about the environmental impact and will ensure that strict guidelines for respectful use of trails, waterways and other natural areas are followed.

The Property is located on a wooded street with proper distance between homes, and there are appropriate trees and natural buffers to insure privacy and noise protection. Parking for three cars is available at the property and number of cars allowed will be restricted for renters. There are clear and defined lighted pathways provided on the property to reduced erosion of uncleared areas. There will be no additional signs posted on the property, and those already in use are in keeping with other properties in the area.

Quiet hours and other noise restrictions in keeping with local ordinances will be stated and strictly enforced by management. Check-in and check-out times will be restricted to normal business hours.

This use of property will, in all other respects, conform to the applicable regulations of the zoning district in which it is located, as determined by the Governing Body.

Respectfully submitted by,

Janice Pfund, Manager
Crab Trap LLC

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.

We are requesting a permit to use our 3 bedroom property as a short-term rental for up to six persons. Local laws regarding noise and other disturbances will be clearly posted on the property and stated in the rental listing. No parties or large gatherings will be allowed on the property. In addition, all potential renters will be carefully screened before being allowed to rent.

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.

There are no plans for additional structures or reconstructions to existing structures.

Attachments Required – provide three copies of each

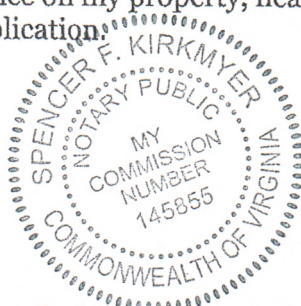
1. *A scale drawing showing the size and shape of the parcel of land on which the proposed use is located.* Scale drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land and the location of 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) Janice F Pfund, manager of Crab Trap, LLC, 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.



Janice F. Pfund 02/07/2023
Signature of Owner or Agent Date

574 Main Street, Reedville, VA 22901 434-566-9337
Mailing Address Phone No.

Subscribed and sworn to before me this 7th day of February, 2023.

8-31-23
My Commission Expires

Spencer Kirkmyer
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