



# 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	4/19/2024
APP FEE PD	
APPLICATION #	POLLARD, 2024
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): Albert Pollard

Tax Map Parcel(s): 33 379 C

Address/Location: 37 Seaford Lane

Deed Restrictions: Yes  No  (If yes, attach copy of deed) Current Zoning M1

Proposed Use: office to hair salon

Acreage of Parcel: 0.4 Overlay District(s): Chesapeake Bay  Yes  No

Is this an amendment to an existing conditional use permit? If so, provide CUP number: <u>3 Not Known</u>	<input checked="" 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 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 type="checkbox"/> No

Owner or Agent Contact: Albert Pollard

Address: 48 Steamboat Rd

City: Irvington State: VA Zip: 22480

Phone Number: 761-0775 Email address: Pollard.albert@gmail.com

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

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:

33 379

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.)

*See attached*

Please attach your written statement with this document upon submission.

Page 3 of 4

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.

See attached

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.

See attached

**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.

Town of Irvington ♦ Zoning & Land Use  
Revised 12.01.2020

**Certification**

State of Virginia, Town of Irvington, To Wit

I (We) Albert Pollard, 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.

**Albert C. Pollard, Jr.**  
**48 Steamboat Rd.**  
**Irvington, VA 22480**

*Albert C. Pollard, Jr.* 4.17.24  
Signature of Owner or Agent Date

\_\_\_\_\_  
Mailing Address 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

**The proposal is to amend the existing CUP for 37 Seafood Lane, which presently allows for a three-person office, to a hair salon with one chair and one tanning bed. Parking requirements would remain at three cars and the three spots for the salon would be specifically designated.**

**According to 154.086 (8) of the town ordinance, “Barber shops and beauty shops” are specifically allowed. Further, the stylist is locally established and reputable. She merely seeks to open her own studio. A salon will fit nicely with “Daily Magic” and “Blue Honey” as additional women’s wellness focused business down Steamboat Road.**

**Other than a sign and some landscaping, there is no change to the exterior of the building or the building footprint.**