



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	_____
APP FEE PD	_____
APPLICATION #	_____
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): Heath Kindle, Clearview Homes VA, LLC
Tax Map Parcel(s): 33-376
Address/Location: 277 Steamboat Rd Irvington, VA 22480
Deed Restrictions: Yes ___ No X (If yes, attach copy of deed) **Current Zoning** _____
Proposed Use: short term rental
Acreage of Parcel: 0.43 **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: Mania Getoff, Harmonized Getaways
Address: 811 Belmont Creek Rd
City: Lancaster **State:** VA **Zip:** 22305
Phone Number: 804-234-4808 **Email address:** mania@harmonizedgetaways.com

Official Owner(s) of Record (If different than applicant): Heath Kindle
Address: 2228 W Great Neck Rd Suite 204
City: Virginia Beach **State:** VA **Zip:** 23451
Phone Number: 757-481-0212 **Email address:** Julia.Saxby@axongroup.biz

Does the property owner also own or have any ownership interest in any abutting property? If yes, please list those tax map numbers: **NO**

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: **Attached**

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.

We are requesting a conditional use permit to operate this property as a short term rental. There are 4 bedrooms, in which we will allow 2 adults per room. Harmonized Getaways, a local Northern Neck property management company, will manage this property and is able to respond within 60 minutes. The home has Ring cameras on the exterior and noise aware system to measure decibels to monitor noise and ensure quiet hours are abided by. All guests are prescreened for approval.

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.

The owner recently completely renovated this old home, updating all systems while retaining the historical charm of the interior. No additional updates are currently planned.

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) Mania Getoff, 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.

Mania Getoff 03/17/23
Signature of Owner or Agent Date

811 BELMONT CREEK RD LANCASTER, VA 22705
Mailing Address 804-234-4888 Phone No.

Subscribed and sworn to before me this _____ day of _____, 20_____.

My Commission Expires

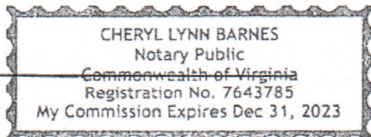
Notary Public

[Signature] 3/16/2023
Signature of Property Owner Date

2228 W GREAT NECK RD SUITE 204 VIRGINIA BEACH, VA 23451
Mailing Address 757-481-0212 Phone No.

Subscribed and sworn to before me this 16 day of March, 2023.

My Commission Expires



Cheryl L Barnes
Notary Public

To whom it may concern,


The operations of the CUP for 277 Steamboat Road Irvington, Va are intended to provide families coming to visit the Town of Irvington a welcoming and inviting home; not to adversely affect the public health, safety, morals, and general welfare of the town, while also being in compliance with the Chesapeake Bay Act. We will not substantially diminish or impair property values within the neighborhood, nor will our property be detrimental to the environment and the surrounding properties. We pre-screen each guest before their check-in date through our automated guest messaging system; each guest agrees to our Rental Agreement (house rules), along with providing us a copy of their Government issued ID and a credit card on file. Without the guest submitting those three items, the guest will have no access to the property.

This property's purpose as a short term rental is not only to provide housing to those visiting Irvington, but instead to provide housing to those visiting Irvington while keeping the integrity and feel of the historic town by ensuring our guests respect the home, the surrounding areas, and our neighbors. The property would be compatible with surrounding uses, the property would be in conformance with certain limiting conditions, and the property/CUP would not be in conflict with the Comprehensive Plan. The CUP in all respects, conforms to the applicable regulations of the zoning district in which the property is located (C1).

The property will have lawn maintenance care established on a schedule to maintain proper landscape designs, along with the avoidance of soil erosion and sedimentation. The height, area, yard, and sign limitations will be the same as for other uses in the district. The property will have NoiseAware installed in the home. This monitors noise decibels. Once noise is detected over a certain decibel, the property manager is instantly notified. The property manager then gives a noise warning to guests. If another noise level over the allotted decibel is detected, the guests and the booking platform will be notified, and the guests will be asked to vacate the property. Our quiet hours are from 11:00 pm to 7:00 am, and are strictly enforced through

NoiseAware. The property will also have ring security cameras on the exterior of the home. We provide guests with all utilities (electric, water, sewer, trash, and wifi), along with short term rental specific softwares, such as our automated guest messaging system where guests can communicate with the property manager 24/7. As of now, this home only offers on-street parking, but we are more than willing to accommodate this requirement by finding a solution. We are also able to restrict guests to two vehicles on the property to minimize traffic- as our top priority is to also be in compliance with the town and respect our surroundings. Our office hours are Monday-Friday, 8:30 am - 4:30 pm, but the property manager will be available to guests 24/7.

We are a small, family-oriented company. While Residential Development is the company's purpose, we also ensure our short term rentals reflect our core values. We do our part in making sure our guests are screened correctly, and respect not only our home, but also the area and our neighbors. Our purpose is to provide lodging to families visiting Irvington, while preserving the history, safety, and morals of the town.



Heath Kindle
Sandstone Holdings LLC

Sandstone Holdings LLC
2228 W Great Neck Road
Suite 204
Virginia Beach, VA 23451

Property: 277 Steamboat Road Irvington, Virginia 22480

Residents of Irvington and Town of Irvington Officials,

As we begin our Short Term Rental approval process with the Town of Irvington, our team at Sandstone Holdings wanted to introduce ourselves so you can all get a better understanding of who we are, what we do, and how we hope to positively impact the Town of Irvington. We are a small, veteran-owned residential development company based out of Virginia Beach, Virginia. We work to bring updated, affordable, and low-maintenance homes to our community while creating opportunities for our team and the communities we serve.

Our goal is to provide a comfortable, fully-furnished short-term housing solution for those coming to visit Irvington. Our home is located in the heart of Irvington; walking distance to local shops, restaurants, and marinas. By offering housing for visitors, we hope to encourage guests to soak in the rich history of Irvington, enjoy local festivities, and end their day relaxing in a home that also holds history to the town. This recently fully-renovated, 3,460 sqft home was originally built in 1850. It has 4 bedrooms, 2 bathrooms, a large dining table for families to gather around, an upgraded kitchen, and two seating areas. We designed this home to capture the history of Irvington, displaying notes about the steamboat era history of the town. Our intentions are not to overwhelm local residents with the inconveniences that could come with a tourist town, but instead to simply offer housing to those who are planning a trip to Irvington. To ensure minimal interruption to the day-to-day lives of local residents, we utilize several software to prevent unwanted noise disturbances and other disruptions. First, once a booking is confirmed, we send out our own rental agreement. This reiterates our house rules, collects a government issued ID to verify age, and collects a credit card for any damages that occur. Secondly, each of our properties have Noiseaware, a device that measures noise decibels, installed. This detects elevated-occupancy to prevent any sort of party or crowds. Once noise reaches a certain decibel, we are informed, at which point we warn the guests. If the noise continues, we escalate the issue to the listing platform for removal of the guests, and if need be, contact local authorities. Some of our house rules include no unregistered guests at the property, no parties, quiet hours, and no smoking. Our expectations for each guest includes respect for our home, our neighbors, and the town they are visiting.

We understand the Town's STR regulations and will be in compliance at all times. We aim to provide a comfortable home where visitors to Irvington can rest and relax.

Thank you for your consideration,
The Team at Sandstone Holdings