



TOWN COUNCIL & PLANNING COMMISSION

Joint Public Hearing

October 6, 2020

Cape Charles Civic Center

6:00 PM

1. Call to Order – Planning Commission
 - A. Roll Call
 - B. Establish quorum

2. Call to Order – Town Council
 - A. Roll Call
 - B. Establish quorum

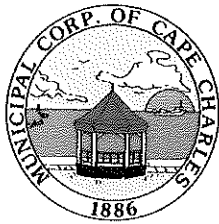
3. Public Hearing:
 - A. [Application for Conditional Use Permit to allow an accessory dwelling unit at 401 Madison Avenue \(tax map #83A1-1-182A\)](#)

4. Town Council Adjournment

Notice of Public Hearing

The Cape Charles Town Planning Commission and Town Council will hold a joint public hearing on Tuesday, October 6, 2020 at 6:00 pm in the Cape Charles Civic Center at 500 Tazewell Avenue, to receive comment on the following: an application for a conditional use permit to allow a residential dwelling unit above a commercial use in the C-1 zoning district at 401 Madison Avenue (tax map #83A1-1-182A).

The Planning Commission will hold a meeting immediately following the public hearing to consider the request. The application is available for public review on www.capecharles.org, under Agendas and Minutes/Planning Commission. Please contact the Zoning Administrator, Allyson Finchum at 757-331-2036, or by email at planner@capecharles.org if you have any questions or require additional information. Anyone interested in attending and needing special assistance please contact the Town at least forty-eight hours before the hearing.



CONDITIONAL USE PERMIT APPLICATION

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

CONDITIONAL USE PERMIT CHECKLIST - all documents can be emailed to the above email

- ☒ Completed application (if applicable, attach accessory dwelling checklist and documents)
- ☒ Letter of intent clearly explaining project
- ☒ Existing site plan or survey
- ☐ Proposed site plan or survey (if applicable)
- ☒ Names and addresses of adjacent property owners
- ☒ Payment of Fees (single-family detached residential \$600; all other \$800)

PROJECT INFORMATION

Name of Project: 401 Madison Studio in Garage
Property Address: 401 Madison Ave. Cape Charles, VA 23310
Brief Description of Project: Room above garage used as long term studio rental
Zoning District: _____ Current Use: N/A Proposed Use: yearly rental

OWNER INFORMATION

Name and Company: Scott and Robin Simms
Mailing Address: 401 Madison Ave.
Phone Number: 757-678-3033 Email: Rstwins@verizon.net

APPLICANT INFORMATION

☒ check here if applicant is owner

Name: same as above
Mailing Address: _____
Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: Robin Simms Date: 5/29/20

Town of Cape Charles Planning & Zoning Department
2 Plum St. • Cape Charles, VA 23310 • 757-331-2036 • capecharles.org

Scott and Robin Simms
401 Madison Ave.
Cape Charles, VA 23310

May 29, 2020

Town of Cape Charles
2 Plum St.
Cape Charles, VA 23310

RE: Conditional Use Permit Application

Dear Town of Cape Charles,

We, Scott and Robin Simms are writing this letter to declare our interest in obtaining a conditional use permit that would allow us to use a room above our garage as a long term rental unit.

We are in the process of finishing the interior construction of this room. Our immediate desire is to use the space for overflow for visiting family and friends. We would like to have the opportunity to use the room as a long term rental if the need presents itself. The space we have would be considered a studio size rental unit. We feel there are very few long term rentals in the town and we could provide a nice option.

Thank you for your consideration of our application.

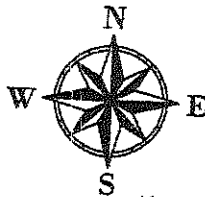
Respectfully submitted,



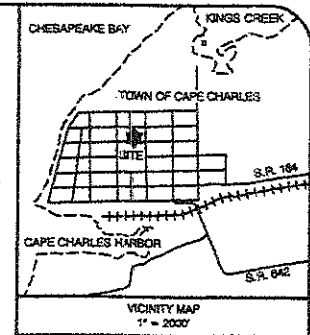
Scott Simms



Robin Simms



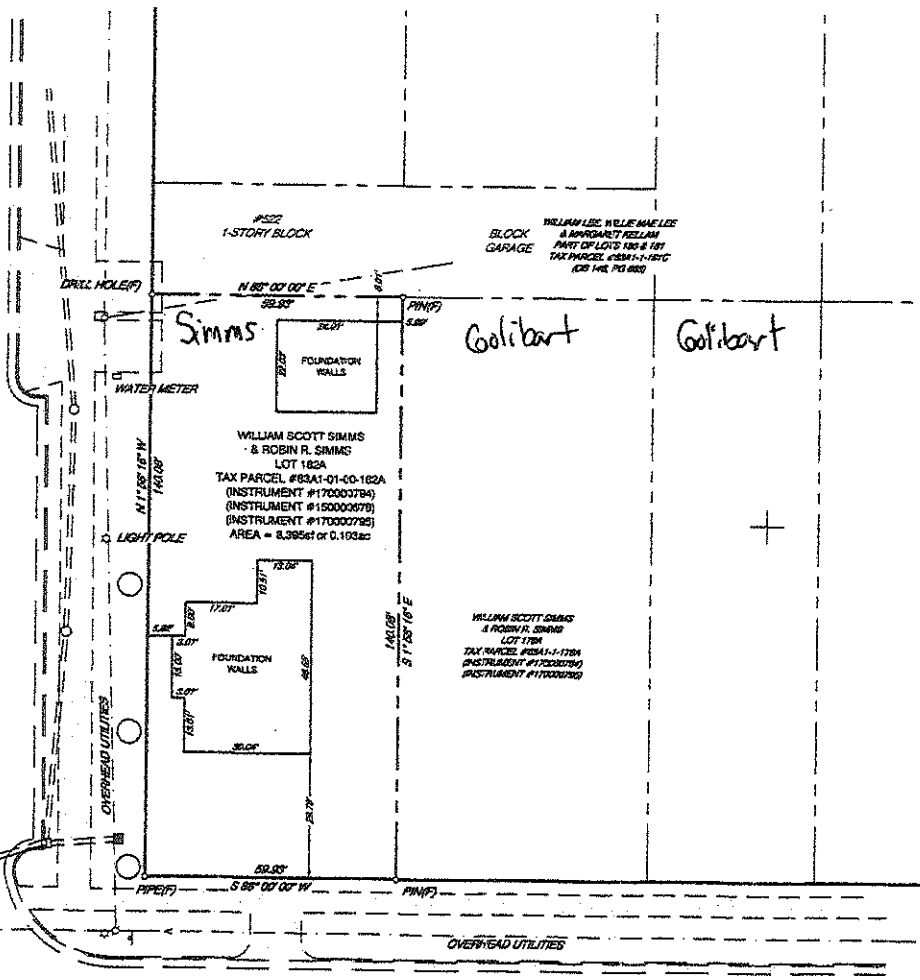
I, HEREBY CERTIFY THAT THIS AS-BUILT IS BASED ON A CURRENT FIELD SURVEY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.



NOTES:

1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON "MAP OF THE TOWN OF CAPE CHARLES" RECORDED IN THE OFFICE OF THE CLERK OF COURTS IN DEED BOOK 41 AT PAGE 484.
2. THIS PROPERTY APPEARS TO FALL IN:
FLOOD ZONE: SHADED X
COMMUNITY NUMBER: 510100
PANEL: 0285F DATED: MARCH 2, 2015
3. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY HAVING A CLOSURE EXCEEDING 1:111,158.
5. ZONING AND SETBACK INFORMATION IS ACCURATE AS OF THE DATE OF PLAT PREPARATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CURRENT ZONING REGULATIONS AT THE TIME OF CONSTRUCTION SHALL GOVERN SETBACKS.
6. THE PROPERTY IS SERVED BY TOWN SEWER AND WATER.
7. THIS PROPERTY IS ZONED "SINGLE FAMILY RESIDENTIAL (R-1)" AND THE SETBACKS ARE AS FOLLOWS:
FRONT - 30' OR PREVAILING SETBACK
SIDE - 5'
REAR - 25'
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/all EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN

Peach Street - State Route T-1109
(100' Right-of-Way)
(Deed Book 41, Page 484)



Madison Avenue - State Route T-1104
(70' Right-of-Way)
(Deed Book 41, Page 484)

FOUNDATION AS-BUILT
OF
Lot 182A
Map of the Town of Cape Charles
(DEED BOOK 41, PAGE 484)
(INSTRUMENT #170000796)
TAX PARCEL #03A1-01-00-182A
TOWN OF CAPE CHARLES
NORTHAMPTON COUNTY, VIRGINIA
FOR
Shoreline Surveyors
23314 Courthouse Avenue - P.O. Box 738
Accomac, Virginia 22301
PHONE (757) 788-3950 FAX (757) 788-3952



GRAPHIC SCALE
SCALE: 1" = 20'
DRAWN: 1/14/18
FIELD BOOK: 43, PAGE 16
JOB #17060
SHEET 1 OF 1

Northampton County, Virginia

Tax Map #: 83A1-1-178A
Owner: GOLIBART, MARTIN J & SUZANNE
K

Details

Billing Address: PO BOX 264
City: EASTVILLE
State: VA
Zip: 23347
Total Acres: 1.00
Land Value: \$100,000
Improvement Value: \$0
Total Value: \$100,000
Deed Book: 0
Deed Page: 0
Will Book: N/A
Will Page: N/A
Plat: PL17 795
Instrument Number: LR17 796
Parcel_Description: LOT 178A 59.93'X140'

Northampton County, Virginia

Tax Map #: 83A1-1-183
Owner: THE EDMUND J SABO II & AMY L
SABO FAMILY TRUST

Details

Billing Address: 11912 STONEHENGE DR
City: FREDERICKSBURG
State: VA
Zip: 22407
Total Acres: 1.00
Land Value: \$120,000
Improvement Value: \$0
Total Value: \$120,000
Deed Book: 0
Deed Page: 0
Will Book: N/A
Will Page: N/A
Plat: PL19 2247
Instrument Number: LR15 618
Parcel_Description: LOT 183 & 186 COMBINED
MADISON & PEACH (PARCEL "A"
ON PLAT) 80X140

Northampton County, Virginia

Tax Map #: 83A1-1-180B
Owner: LEE, WILLIE MAE & KELLAM,
MARGARET &

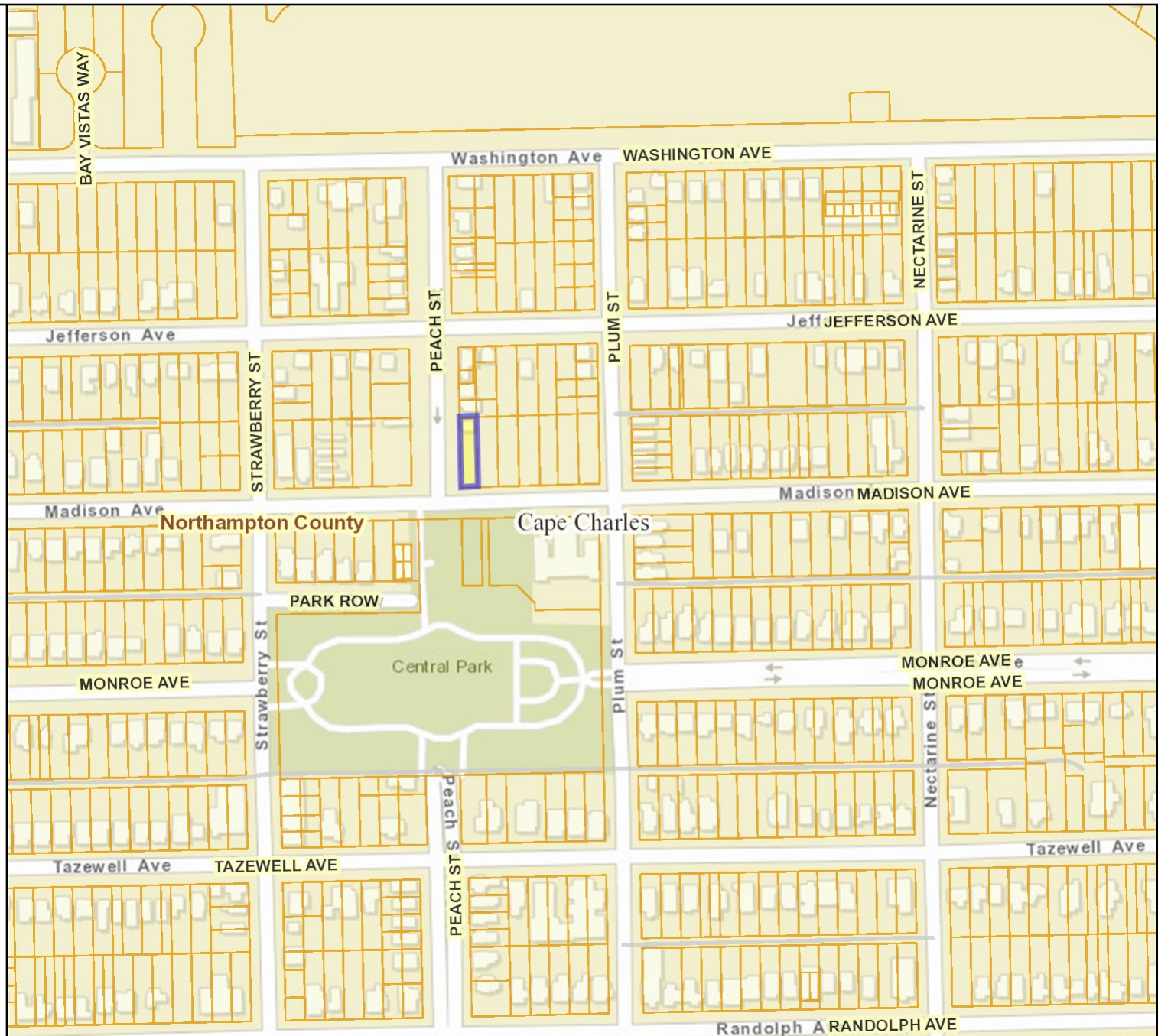
Details

Billing Address: 6116 LOCKAMY LN
City: NORFOLK
State: VA
Zip: 23502
Total Acres: 1.00
Land Value: \$54,800
Improvement Value: \$20,300
Total Value: \$75,100
Deed Book: 0
Deed Page: 0
Will Book: 0
Will Page: 0
Plat: N/A
Instrument Number: LR09 1611
Parcel_Description: PART OF LOTS 180 & 181 26.5'X80'

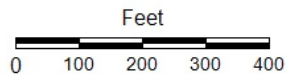
Northampton County, Virginia

Legend

- County Boundaries
- Town Names
- Route Numbers
- Road Labels
- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>



Title: 401 Madison Avenue

Date: 6/30/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Northampton County is not responsible for its accuracy or how current it may be.