

## Conditional use permit application



**VALLEY LAND & LAWN, LLC**

September 24, 2010

Per the Conditional Use permit we had to list retail sales and or service and or storage of equipment outdoors. We will not have retail sales or services on site the only service will be the normal service of equipment i.e. sharpening lawn blades lubrication and oil changes. Any breakdown or repair will be done at an authorized repair center not on site in Lovettsville. What I need is the Town Counsel to do is wave any Applicable landscape buffer yard requirement according to zoning ordinance 6. The Town can authorize on a Lot-by-Lot Basis. And approve the plan I have drafted on the plat that I have provided. I have put together for your review a plan of what I would like to do with the Lots that we have applied for conditional use.

We are a small Lawn Mowing and Light excavation/Snow removal Company we do not consider ourselves to be landscapers. Although a lot of our services do overlap.

### **Proposals for Improvement on City Lots # 33315581300 Lot 1 on Plat & 333154704000 Lot 2 on Plat:**

- Tear Down and Replace dilapidated Fence currently on Property with board on board 6' fence similar to that of neighbor on west side of property and keep fence in excellent repair
- Install New Fence 6' Tall to replace old fence where it already exists and close off area on west side of the garage with new fence. And add locking Gate near rear of Garage on the east side (12'-15' gate) entrance for trailers, vehicles and equipment storage
- Landscape existing area on east property line where existing railroad ties already exist. Area will be landscaped with Boxwoods and Lariope. Existing Area is aprox. 42" from existing fence. Add 48" landscaped area in front of new fence on west side of Garage.
- Clean out and maintain responsibility for cleaning of storm drain that is now full of debris, shrubs and trees located on the rear of the east side of the property
- Remove old fence, posts and gate in rear quarter of property
- Paint Garage if necessary

- Add low light security lighting on rear of garage facing downward aprox. 10'-15' from ground positioned in middle of garage as not to disturb residents in the townhomes adjacent to the lot in rear and east side of lot, front light is motion detection already installed.
- Maintain lot from becoming overgrown and a haven for our youth
- Received permission from land owner to access lot from Broadway

**Hours of Activity on Property Proposed:**

- Monday-Saturday  
7:00 AM – 9:00 AM                      Active  
9:00 AM – 4:00 PM                      Minimal  
4:00 PM – 8:30 PM                      Active (Peak season late  
spring-early Fall)  
4:00 PM – 7:00 pm                      Active (Non Peak Season)
- Sunday                                      Minimal Use after 12 o'clock noon

**Anticipated Trips Onto Broadway from Lot Proposed:**

- Arriving in Morning employees                      10      Employees will park in fenced area of lot 7:00 AM
- Departing lot to go to Job locations                      6      7:30 AM – 9:00 AM
- Returning to lot from work                      6      4:00 PM – 6:30 PM
- Employees departing lot for home                      10      4:00 PM – 8:30 PM
- Misc Trips per day                      5      Throughout work day

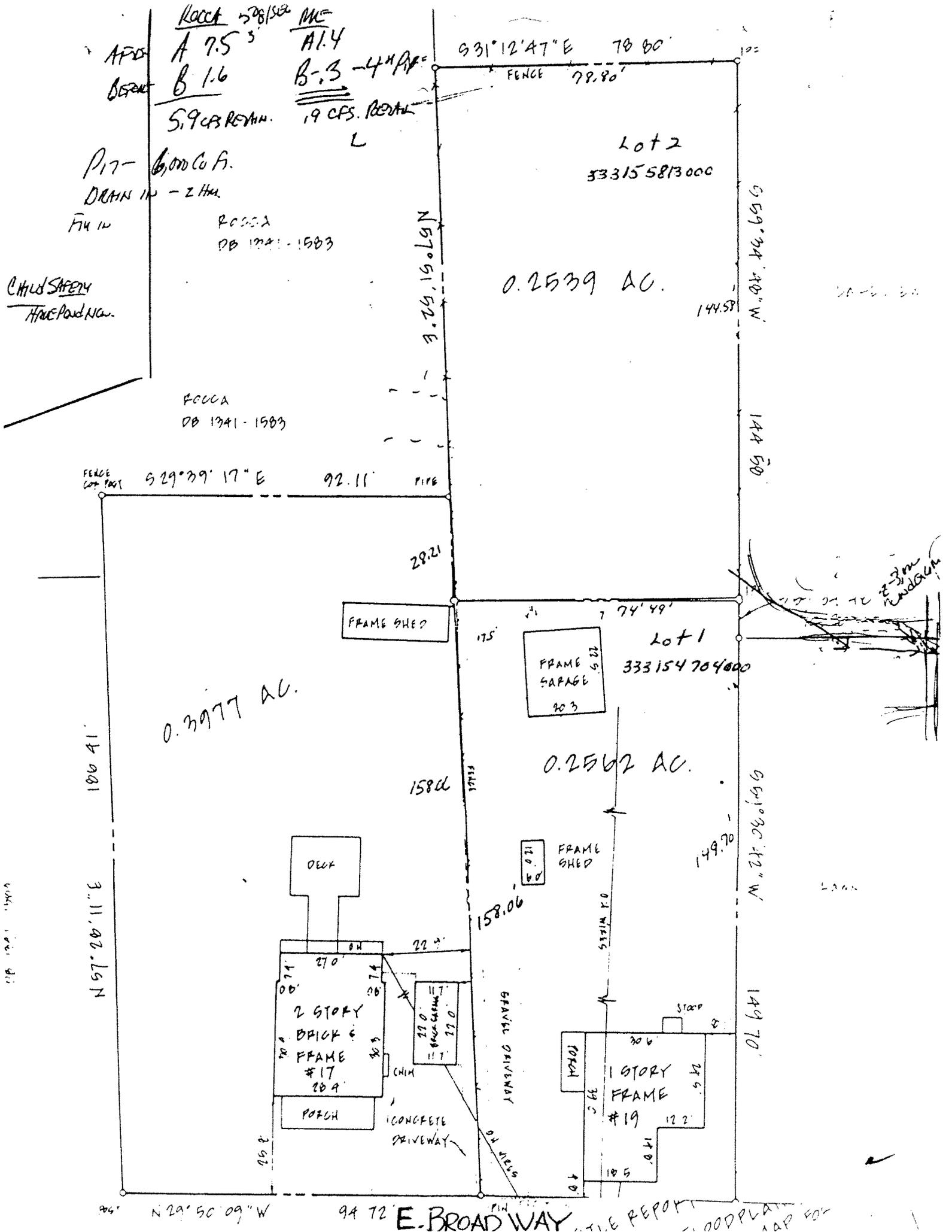
**List of Equipment:**

- Proposed
  - 2 John Deere 4720 Tractor Loaders with Backhoe with Misc. attachments (i.e. scappers, rakes, rotary cutters "Bush hog", etc.)
  - 2 Bobcat or other brand Skid Loader with Misc attachments (Parking Lot Sweepers, buckets, augers for post hole drilling, etc.)
  - 5 Pickup trucks with snow blades
  - 3 other company vehicles (one being a debris hauling truck)
  - 2 Equipment Trailers
  - 1 Hay Wagon will purchase used
  - 1 Hay Ride Wagon
  - 5 Landscape Trailers
  - 6 Zero Turn Mowers (one will be used as extra in case of Breakdown)
  - 6 Ride Behind Mowers (one will be used as extra in case of Breakdown)
  - 7 21' Walk behind Commercial Mowers
  - 10 Snow Blowers
  - Misc., Snow shovels, Weed Eaters, Blowers, Rakes, Pruning equipment, Edger's, Pressure Washers, And other small equipment

- All equipment will be 2010 or newer except Hay Wagon, Hay Ride, may buy used skid loaders in excellent condition, hay ride wagon is 2010
- Any additions to this list will go before the Zoning Commissioner and Town Manager before purchase to review if overcrowding is an issue

**Number of Employees:**

- Present
  - Myself and my Wife
- Proposed
  - Up to 10 employees plus myself and my wife within 3 yrs



ROCK 5/28/152 MC  
 A 7.5' A1.4  
 B 1.6 B-3 - 4H P  
 5.9 CFS RETAIN. 1.9 CFS RETAIN.  
 L

P17 - 6,000 C.F.  
 DRAIN IN - 2 Hrs.  
 FIN IN

CHILD SAFETY  
 FIRE POND N.W.

ROCK  
 DB 1741-1583

ROCK  
 DB 1741-1583

Lot 2  
 333155813000

0.2539 AC.

0.3977 AC.

Lot 1  
 333154704000

0.2562 AC.

DECK

2 STORY  
 BRICK &  
 FRAME  
 #17  
 20'9"

11'7" x 11'7"  
 BRICK GARAGE  
 21'0" x 11'7"

22'5" x 20'3"  
 FRAME  
 GARAGE

12'0" x 6'0"  
 FRAME  
 SHED

30'6" x 27'5" x 12'2"  
 1 STORY  
 FRAME  
 #19

FENCE  
 529°39'17"E 92.11'

931°12'47"E 78.80'  
 FENCE 78.80'

559°34'40"W

144.50'

N 57°51'52"E 78.21'

28.21'

158.06'

FIELD

GRAVEL DRIVEWAY

DRIVEWAY

SEWER

STOP

561°30'42"W

149.70'

180.41'

N 57°20'51"E

N 29°50'09"W

94.72' E. BROADWAY

THE REPORT ... 000 PLAT ... MAP FOR