



TOWN OF OCCOQUAN

314 Mill Street, PO Box 195
Occoquan, Virginia 22125
703-491-1918 FAX 703-(703) 491-4962

Special Exception Request

Project Name: The Mill at Occoquan (401-411 Mill Street)

Area of Parcel: 41,355 SF Existing Zoning: B-1 Historic Dist.: Y/N

Site Address: 401-411 Mill Street

Parcel GPIN:

- 8393-64-5688
- 8393-64-5191
- 8393-64-4995
- 8393-65-4100
- 8393-65-3507

Applicant: Kevin Sills Business Name: Mid-Atlantic Real Estate Investments, Inc

Address: 9161 Liberia Ave, Suite 201, Manassas, VA 20110

Phone Numbers: Work 703-257-1188 Mobile: 703-928-5133 Email: kms086@aol.com

Owner: Kevin Sills Business Name: Mid-Atlantic Real Estate Investments, Inc

Address: 9161 Liberia Ave, Suite 201, Manassas, VA 20110

Phone Numbers: Work 703-257-1188 Mobile: 703-928-5133 Email: kms086@aol.com

Detailed description of Special Exception with code reference seeking relief. Attach separate sheet if needed. The applicant is requesting a Special Exception to waive the requirement set forth in Section 66-146 stating a building in the B-1 zone shall have a maximum height of 35 feet. The applicant is proposed a 5-story mixed (residential and retail) building with a maximum height of 55 feet.

Applicant's Signature: [Signature] Date: 5/13/21

Owner's Signature: [Signature] Date: 5/13/21

OFFICE USE ONLY

Complete Application Received: _____ Fee Amount: _____ Date Paid: _____

Planning Commission Hearing Action: Approval Conditional Approval

Conditions of Approval: _____

Denial – Reasons: _____

Town Council Hearing Action: Approval Conditional Approval



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Detailed description of Special Exception with code reference seeking relief. Attach separate sheet if needed. The applicant is requesting a Special Exception to allow a Residential Use within the B-1 Zone. This use is allowed with a special exception per Section 66-142(b)(4). In accordance with Section 66-142(b)(4)(a), the proposed residential use will not occupy the floor of the building that is adjacent to the primary street or sidewalk. This project proposes approximately 52 units in a 4-story building with 1st floor retail and internal parking.

Applicant's Signature: [Signature] Date: 5/13/21

Owner's Signature: [Signature] Date: 5/13/21

OFFICE USE ONLY		
Complete Application Received: _____	Fee Amount: _____	Date Paid: _____
Planning Commission Hearing Action: <input type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval		
Conditions of Approval: _____		