



6-1-5H

**NORTHUMBERLAND COUNTY  
LAND USE  
APPLICATION**

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

**1. Owner/Applicant Information:**

Owners Name: <b>Kevin L Brown</b>		Address: <b>0 Lone Walnut Rd Callao VA 22435 map # 06-01-005H</b>
Telephone (H): <b>202 321 7881</b>	Telephone (W): <b>202 321 7881</b>	Email: <b>btb.11c.properties@gmail.com</b>

Applicants Name: <b>Kevin L Brown</b>		Address: <b>1505 Defense Hwy Camballs, MD 21054</b>
Telephone (H): <b>202 321 7881</b>	Telephone (W): <b>202 321 7881</b>	Email: <b>btb.11c.properties@gmail.com</b>

Plan Preparer/Authorized Agent: <b>Kevin L Brown</b>		Address: <b>1505 Defense Hwy Camballs, MD 21054</b>
Telephone (H): <b>202 321 7881</b>	Telephone (W): <b>202 321 7881</b>	Email: <b>btb.11c.properties@gmail.com</b>

**2. Property Information:**

Tax Parcel #: <b>34950001 6-1-5H</b>		Parcel Physical Address (if applicable): <b>0 Lone Walnut Rd Callao VA 22572</b>	
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: <b>1.178</b>	Magisterial District: <b>Coltsburg</b>	Date Property Purchased: <b>7/10/23</b>
Are there any structures on the property? <input type="checkbox"/> Yes (If yes, please describe) <input checked="" type="checkbox"/> No:		Deed Book Page #: <b>128</b> <b>Book 413 Pg 355-360</b> <span style="float: right;">Book 413 Pg 128</span>	
Board of Supervisor Representative:		What is the road name or route number on which your property is located? <b>Lone Walnut Rd on 15H 790 Lot 3</b>	
Directions to Property: <b>Richmond Rd to Gibbon Rd to Lone Walnut Rd</b>			

<b>Office Use Only:</b>		<b>PAID</b>		Application #: <b>25-CU-001</b>	
DATE RECEIVED: <b>1-16-25</b>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <b>3-13-25</b>	PAID STAMP: <b>JAN 16 2025</b>	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use- \$150 <input type="checkbox"/> Conditional Use Boathouse- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input type="checkbox"/> Zoning Variance- \$300		

3. Description of Request:

Type of Request (check one): <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input type="checkbox"/> Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): The property is classified as single family residence (suburban)
Describe the proposed use/project (Use another sheet of paper if more space is needed): The proposed use is R-3 Multi-family. Four <del>to six</del> <sup>0</sup> 3 bedroom 1 bath units. KB
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No




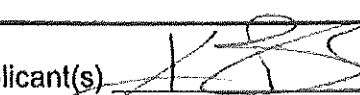
4. Adjacent Property Owners: Please print clearly all adjoining property owners, mailing addresses, and tax map numbers so that county staff can notify them by mail of the date and time of the public hearing that your application will be heard. Properties that are across roadways, waterways, or in another county shall be notified as well. If more space is needed, copy this page and attach it to the application. Making your neighbors aware of your plans may answer many questions they may have prior to the public hearing.

Tax Map #	Name	Address	Have you notified your neighbor?
06-1-005C	Robert G. VanInadingham	PO Box 241 Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005I	Kevin Brown	1505 Defense Hwy Gambrells MD 21054	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
06-1-005D	Stokes, Rodney W or LORRIE W	293 Cone Walnut Rd Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005J	Congdon Bronwyn A	106 Cone Walnut Rd Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005C1	Jones, Martha	120 Cone Walnut Rd Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005C2	Awe Robert J or SUSAN M	PO Box 196 Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005E	Stokes Robert W. or LORRIE W	293 Cone Walnut Rd Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-011	King, Crystal	9 Village Ln Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
06-1-005	Withers Irving Anthony	40 Stillwater Dr Hearthsville VA 22477	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		2435 Gibbon Rd Callao VA 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s)  Date 1/14/25  
Printed Name(s) Kevin Brown

Signature of Applicant(s)  Date 1/14/25  
Printed Name(s) Kevin Brown

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name \_\_\_\_\_

APPENDIX B  
Conditional Use Additional Information

*Please submit this appendix with your application.*

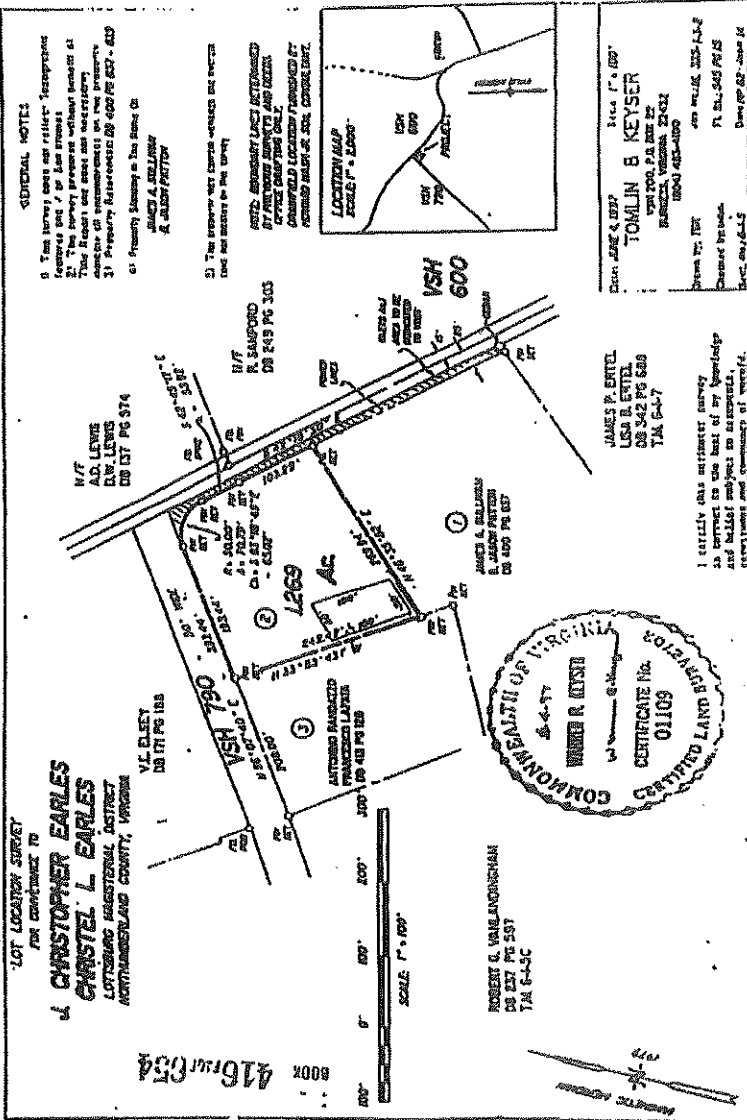
1. Please provide the following setbacks for all proposed structures:

Primary Structure:	
Road/Right-of-way <u>125'</u>	Rear Yard <u>100'</u>
Left Side Line <u>30'</u>	Right Side Line <u>30'</u>
Height of Structure <u>16'</u>	
Secondary Structure: <u>N/A</u>	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	

2. Additional Information

Will there be parking on the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please indicate the number of spaces being provided. <u>8-10</u>
Will there be any fencing or landscaping? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain.
Will there be any lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please indicate the type and number of lights being used.
Will there be any signs associated with the request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please indicate the size and number of signs.
All permits will need to be obtained from the Office of Building & Zoning for signage.

<b>Office Use Only:</b>
Part of application #: <u>25-CU-001</u>
Date Received: <u>1-16-25</u>



**GENERAL NOTES**

- The survey was not subject to inspection by the State of Virginia.
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**LOCATOR MAP**  
SCALE: 1" = 2,000'

Shows the location of the survey in relation to the surrounding area, including the location of the survey and the location of the survey.

**WITNESSES**

WITNESSES TO THE SURVEY:  
 JAMES P. EITEL  
 LISA B. EITEL  
 DB 342 PG 688  
 TA 6-4-7

**COMMISSIONER OF LAND SURVEY**

COMMONWEALTH OF VIRGINIA  
 WALTER R. KEYSER  
 CERTIFICATE No. 01109

**NOTARY PUBLIC**

ROBERT C. VALE ANDERSON  
 DB 537 PG 557  
 TA 6-4-5C

**OWNER**

CHRISTOPHER EARLES  
 LOTS 1 AND 2, DISTRICT  
 NORTHAMPTON COUNTY, VIRGINIA

**DATE**

1954

**BOOK AND PLAT**

BOOK 416 PLAT 634

**SCALE**

SCALE: 1" = 100'

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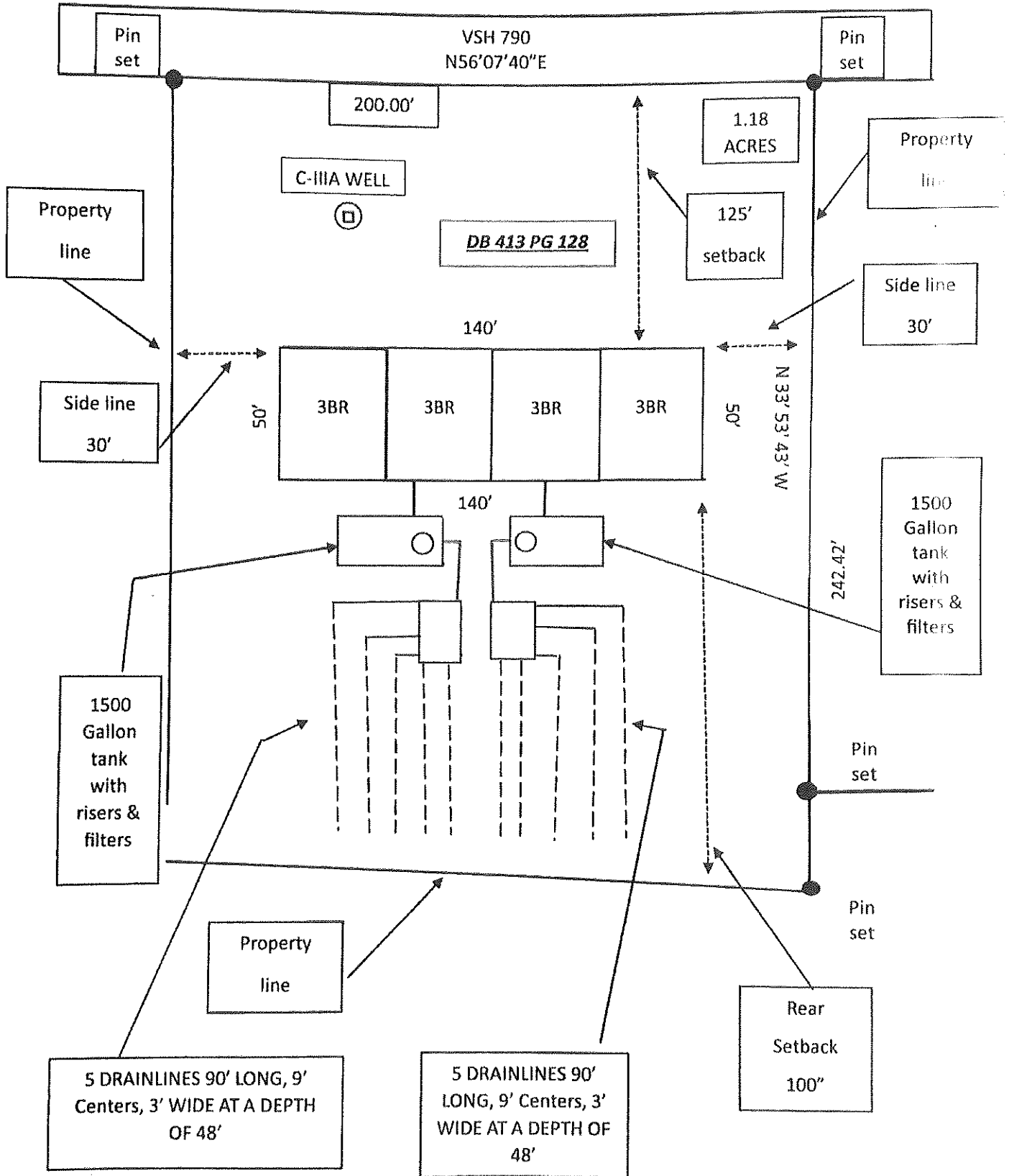
**SCALE**

SCALE: 1" = 100'

**Proposed Single level Multifamily (Four 3BR 1Bath) unit**

**Tax Parcel 34950001 Lot 3**

*\*not drawn to scale*



**Davis Onsite Soil Evaluations LLC.**

January 10, 2025

Kevin Brown  
1505 Defense Hwy.  
Gambrills, MD. 21054

Re: Soil Feasibility Study, Northumberland Co. Map # 06-01-005H

Dear Mr. Brown,

At your request, a soil feasibility study was conducted on the above referenced parcel on January 08, 2025. The purpose of this study was to determine if soils on the property were suitable for an Onsite Sewage Disposal System. The suitability of soils to support Onsite Sewage Disposal Systems are determined based on physical and chemical properties of the soil, soil type, structure, texture, and indicators of seasonal water table. Other measures taken into consideration throughout the evaluation process are available area, topography, location of drinking water supplies, bodies of water, landscape position and the Virginia Department of Health's Sewage Handling and Disposal Regulations.

After conducting soil evaluations throughout the parcel, I have determined that the site is capable of supporting a conventional sewage disposal system. There is sufficient area to accommodate a twelve bedroom dwelling. Soil borings have been flagged onsite.

I appreciate the opportunity to have performed this evaluation. If you have any questions or if I can be of further assistance, please feel free to contact me at (804) 366-1137.

Sincerely,



Alwyn W. "Wyn" Davis Jr.

Virginia Authorized Onsite Soil Evaluator # 194000136



