

NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
FEBRUARY 4, 2025
MINUTES

At the regular monthly meeting of the Northumberland County Board of Zoning Appeals held on February 4, 2025 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Chairman - Dandridge Crabbe
Vice-Chairman - John Hendrickson
Daniel Wiggins
Michael Baughan
James Packett

Chairman Crabbe, called the meeting to order.

On a motion by Michael Baughan, seconded by James Packett, Dandridge Crabbe was re-elected chairman.

On a motion by Daniel Wiggins, seconded by Michael Baughan, John Hendrickson was re-elected vice-chairman.

On a motion by John Hendrickson, seconded by Dandridge Crabbe, the minutes of the December 3, 2024 meeting were unanimously approved.

The Board then heard a request by, Guy Raymond, owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49 to allow a structure less than the required 60 feet from the center line of the street right-of-way on property zoned R-2, Residential Waterfront. The property is located on Tax Map Parcel #30-(1)-6-E on Spriggs Lane.

Guy Raymond described the project and stated that he could not locate another site on the lot to place the dwelling.

Philip Marston was asked if he could find another building spot on the property. Mr. Marston said, "Not really, mostly due to the unusually large utility easement running through the middle of the property." He noted that it was either push closer to the road or encroach in the RPA. This would be a more environmentally feasible option versus encroaching in the RPA which would inhibit his neighbors view of the water.

After reviewing the request and site plan for the dwelling and there having been no objections received via mail or telephone nor objections being heard from the floor, Michael Baughan made a motion to approve the request. Daniel Wiggins seconded the motion. The Board unanimously voted to approve the request as submitted.

The Board then heard a request by, K. Mark Joyner, owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49 to allow a structure

less than the required 60 feet from the center line of the street right-of-way on property zoned R-2, Residential Waterfront. The property is located on Tax Map Parcel #30-(2)-1 at 9 Marina Point Road.

Mr. Joyner described the project and noted that the carport would be placed on an existing concrete pad. He stated that this is the only place he could put the carport due to underground power lines, the septic tank and septic field.

After reviewing the request and site plan for the carport and there having been no objections received via mail or telephone nor objections being heard from the floor, Daniel Wiggins made a motion to approve the request. John Hendrickson seconded the motion. The Board unanimously voted to approve the request as submitted.

There being no further business to come before the Board, on a motion by James Packett seconded by John Hendrickson, the meeting was adjourned.

