



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: MANNA PROPERTIES LLC		Address: 1 PARK WEST CIRCLE SUITE 203, MIDLOTHIAN, VA. 23114
Telephone (H): 804-516-6413	Telephone (W): -	Email: -

Applicants Name: MANNA PROPERTIES LLC		Address: 1 PARK WEST CIRCLE SUITE 203, MIDLOTHIAN, VA. 23114
Telephone (H): 804-516-6413	Telephone (W): -	Email: -

Plan Preparer/Authorized Agent: ROBERT E. LEWIS		Address: P.O. BOX 898 TAPPAHANNOCK, VA. 22560
Telephone (H): 804-443-7761	Telephone (W): -	Email: rlewis7761@gmail.com

2. Property Information:

Tax Parcel #: TMN 8A-1-01		Parcel Physical Address (If applicable): 1474 LODGE ROAD	
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: 1.8	Magisterial District: LOTTSBURG	Date Property Purchased: 2021
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <input type="checkbox"/> No:			Deed Book Page #:
Board of Supervisor Representative: JAMES BRANN		What is the road name or route number on which your property is located? 1474 LODGE ROAD	
Directions to Property: FOLLOW HARRYHOGAN ROAD VSH 712 FOR .70 MILES. TURN RIGHT ON LODGE VSH 712 AND FOLLOW FOR 1.3 MILES. TURN LEFT ON LODGE ROAD, FOLLOW TO LAST RESIDENCE ENDDF ROAD.			

Office Use Only:		Application #: 23-CUB-001	
DATE RECEIVED: 1-17-23	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date 2-9-23	<div style="border: 2px solid red; border-radius: 50%; padding: 10px; display: inline-block;"> PAID JAN 17 2023 ELLEN B. KIRBY, Northumberland County Land Use Applications Form Revised: 6/1/2013 </div>	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use- \$150 <input checked="" 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 type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input checked="" type="checkbox"/> Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): <i>NONE</i>
Describe the proposed use/project (Use another sheet of paper if more space is needed): <i>BOATHOUSE ROOF EXCEEDS 700 SQUARE FEET.</i>
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 checked="" type="checkbox"/> Yes (If yes, please explain) <i>APPLICATION & DRAWINGS PIER AND BOATHOUSE</i> <input 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?
TMN 8A-1-4	RICHARD WILLIAMS	1442 LODGE ROAD CALLAO, VA. 22435	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TMN 8A-1-3	CYNTHIA ROPIAK	1449 LODGE ROAD 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
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			<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) ✓ *Manna Properties LLC* Date 1-15-2023

Printed Name(s) MANNA PROPERTIES LLC

Signature of Applicant(s) ✓ *Manna Properties LLC* Date 1-15-2023

Printed Name(s) MANNA PROPERTIES LLC

Signature of Agent *Robert E. Lewis* Date 1-15-2023

Printed Name ROBERT E. LEWIS

Appendix D
Conditional Use (Boathouse) Additional Information

Please submit this appendix with your application.

1. Please provide the following information about the boathouse:

Setbacks of the boathouse:	
Left Side Line <u>620</u>	Right Side Line <u>125'</u>
Boathouse Dimensions:	
Height of Structure: <u>19.4'</u>	Length of Structure: <u>40'</u>
Width of Structure: <u>14'</u>	Roof Pitch: <u>5/12</u>
Type of Roof Material: <u>METAL - NON REFLECTIVE</u>	
Fire Extinguisher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

2. Please provide the following information about the waterway:

Name of waterway: <u>LODGE CREEK</u>
Width of waterway at the location of the boathouse: <u>620'</u>
Length of property shoreline: <u>745'</u>

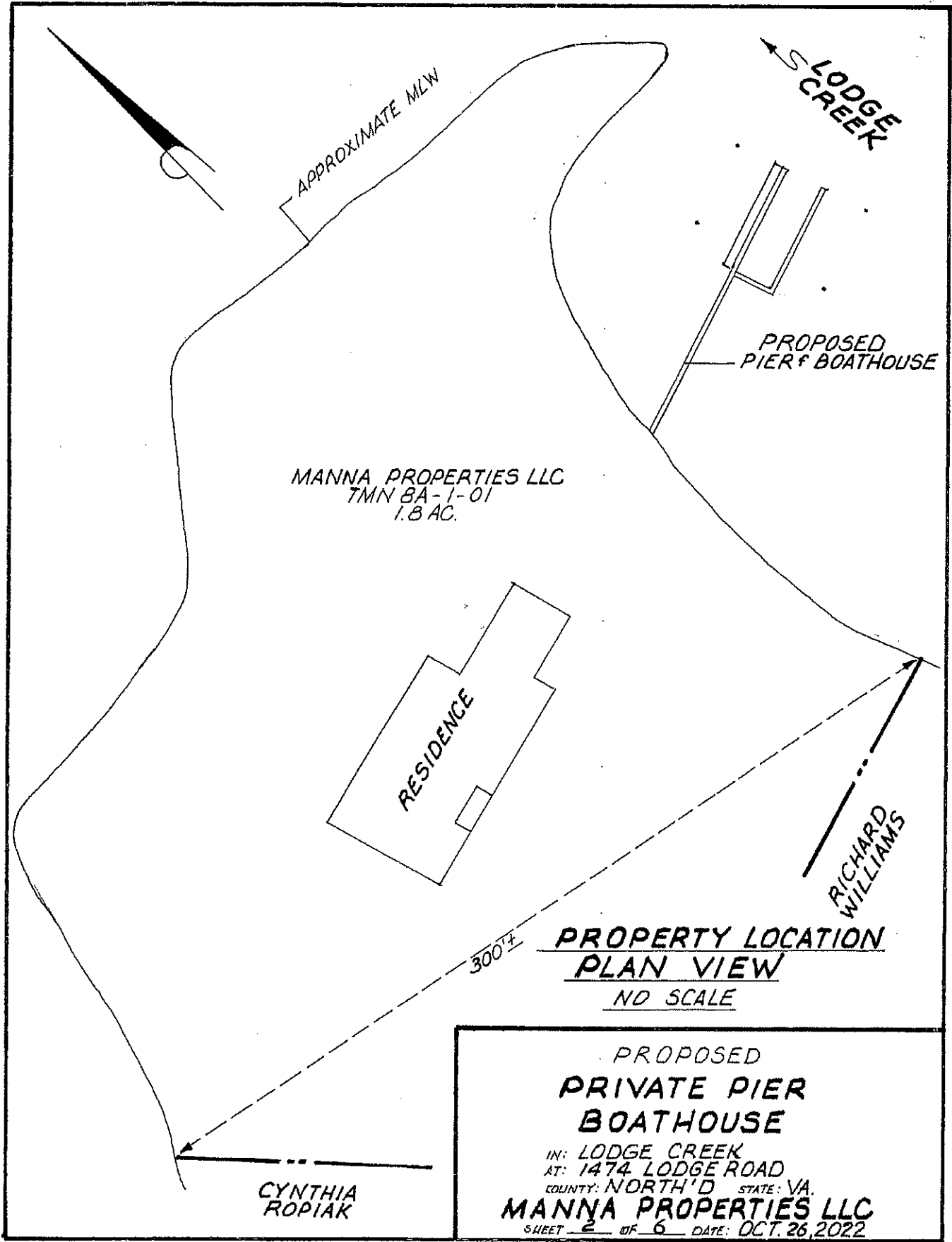
3. Please answer the following:

Application is being made because:
<input checked="" type="checkbox"/> Size of boathouse exceeds what is allowed
<input type="checkbox"/> There are objections to the boathouse being constructed.

4. Please provide the name and address of any oyster ground lease holders that your boathouse will impact:

Name	Address	Oyster Ground Lease #
<u>UNKNOWN</u>		

Office Use Only:
Part of application #: <u>23-CUB-001</u>
Date Received: <u>1-17-23</u>



**PROPERTY LOCATION
PLAN VIEW**
NO SCALE

PROPOSED
**PRIVATE PIER
BOATHOUSE**
IN: LODGE CREEK
AT: 1474 LODGE ROAD
COUNTY: NORTH'D STATE: VA.
MANNA PROPERTIES LLC
SHEET 2 OF 6 DATE: OCT. 26, 2022

