



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: <u>Bruechert Joint Trust dated 08/19/25</u>		Address: <u>625 Harbor Dr Reedville VA 22539</u>
Telephone (H): <u>516 729 0105</u>	Telephone (W): <u>917 656 8916</u>	Email: <u>rgbruechert@gmail.com nicollebruechert@gmail.com</u>

Applicants Name: <u>Robert G Bruechert</u>		Address: <u>625 Harbor Dr Reedville VA 22539</u>
Telephone (H): <u>516 729 0105</u>	Telephone (W): <u>917 656 8916</u>	Email: <u>rgbruechert@gmail.com</u>

Plan Preparer/Authorized Agent: <u>Engineering Design Associates Robert F. Nelson III</u>		Address: <u>Northern Neck office PO Box 515 Wicomeco Church VA 22579</u>
Telephone (H): <u>804 236 0190</u>	Telephone (W): <u>804 580 2227</u>	Email: <u>rfn315@edaenr.com</u>

2. Property Information:

Tax Parcel #: <u>202501971 26344001 38D-1-17</u>		Parcel Physical Address (If applicable): <u>625 Harbor Dr Reedville VA 22539</u>	
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: <u>1.804</u>	Magisterial District: <u>15</u>	Date Property Purchased: <u>05/08/2009</u>
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <u>House, Garage Apt, shed</u> <input type="checkbox"/> No:		Deed Book Page # : <u>1N-2025-01971</u>	
Board of Supervisor Representative: <u>Dist 5 Charles H "Chip" Williams IV</u>		What is the road name or route number on which your property is located? <u>Harbor Drive</u>	
Directions to Property: <u>360 to Sunnybank Rd to Harbor Dr.</u>			

Office Use Only:		Application #: <u>26-BA-003</u>	
DATE RECEIVED: <u>4-10-26</u>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <u>5-14-26</u>	PAID STAMP: PAID APR 22 2026 TREAS. NORTHUMBERLAND COUNTY	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use - \$1000 <input type="checkbox"/> Conditional Use Boathouse - \$1000 <input type="checkbox"/> Conditional Use Solar - \$1500 <input checked="" type="checkbox"/> Exception to the Bay Act - \$500 <input type="checkbox"/> Subdivision Variance - \$500 Zoning <input type="checkbox"/> Variance - \$500

3. Description of Request:

Type of Request (check one): <input type="checkbox"/> Conditional Use <input checked="" 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): <i>Residential.</i>
Describe the proposed use/project (Use another sheet of paper if more space is needed): <i>Addition of 30x36 pole barn w/in 100 RPA (at 65' from MLW) same setback from MLW as existing structures.</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 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

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) *Robert G. Bruechert* Date 4/9/2026

Printed Name(s) ROBERT G BRUECHERT, Trustee

Signature of Applicant(s) *Robert G. Bruechert* Date 4/9/2026

Printed Name(s) Robert G Bruechert

Signature of Agent _____ Date _____

Printed Name _____

The applicant and/or a representative shall be present at the hearing or the Boards will not hear the request.

APPENDIX C
 Exceptions to the Chesapeake Bay
 Preservation Area Ordinance

Please submit this appendix with your application.

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

Primary Structure:	
Road/Right-of-way _____	Rear Yard <u>65'</u>
Left Side Line <u>19.6'</u>	Right Side Line _____
Height of Structure <u>16'</u>	
Secondary Structure:	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	

2. Please answer the following questions:

Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, describe and show on the site plan.) <p style="color: red; margin-left: 40px;">additional plantings proposed to obscure neighbors view of structure. (along fence line)</p>
How many square feet of land disturbance will this project create? <p style="color: red; margin-left: 20px;">area total 2362 sf area in RPA 2160 sf.</p>
Have all attempts been made to meet the current Chesapeake Bay Preservation Area Ordinance requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please explain.) <p style="color: red; margin-left: 40px;">Please see attached mitigation plan.</p>
Office Use Only: Part of application #: <u>26-BA-003</u> Date Received: <u>4-10-26</u>

4.0' 5' SAND BED

WELL DESIGN CALCULATIONS
 SOILS=HYDROLOGIC SOIL GROUP B
 YIELD AREA=1064 SF / 0.02 AC
 TH=4.0'
 H=2.5'
 GVE VOL=40 CF

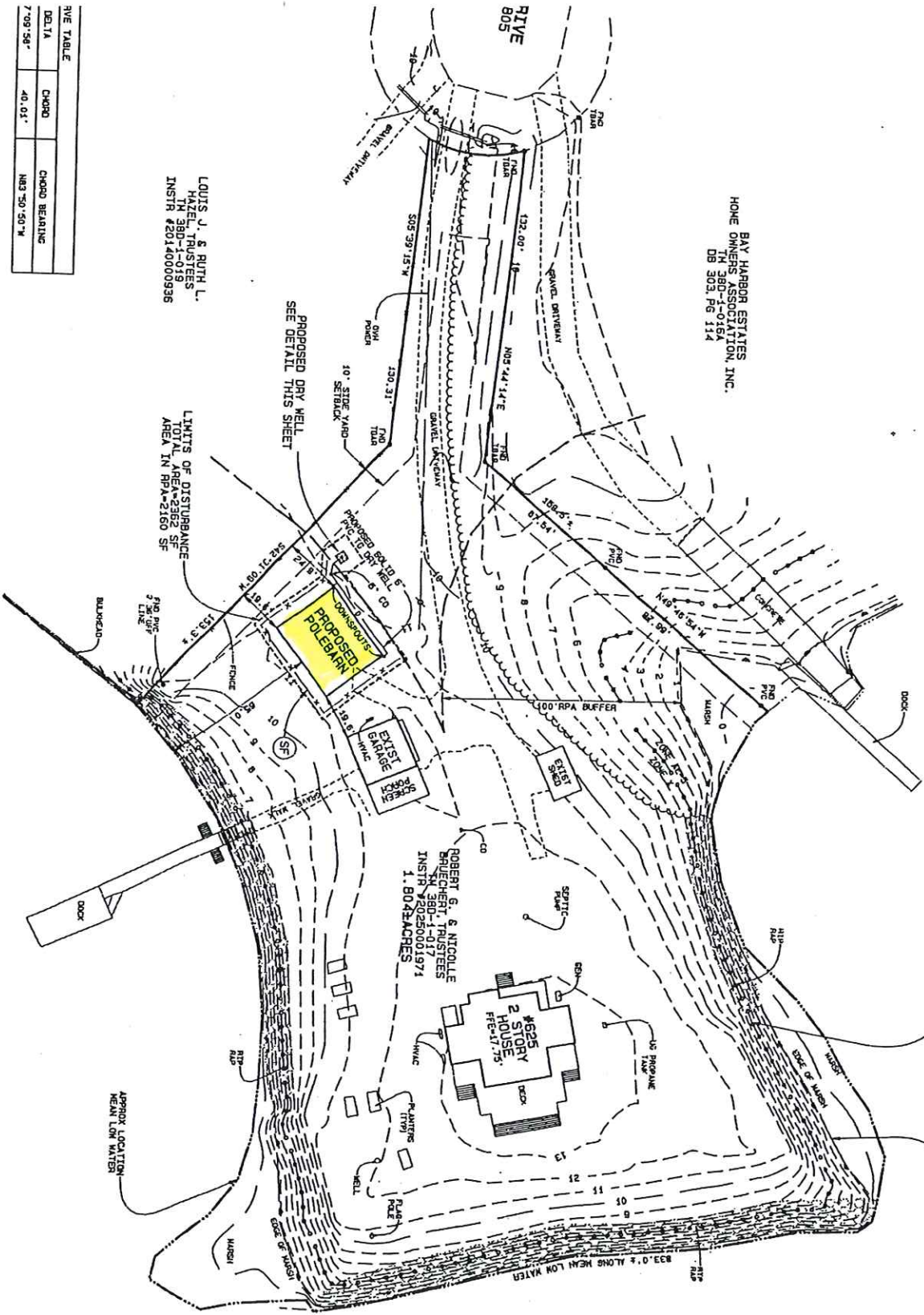
WELL DETAIL AND CALCULATIONS

BAY HARBOR ESTATES
 HOME OWNERS ASSOCIATION, INC.
 IN 380-1-016A
 DB 303, PB 114

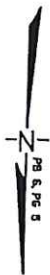
LOUIS J. & RUTH L.
 HAZEL, TRUSTEES
 IN 380-1-019
 INSTR #2014000936

LIMITS OF DISTURBANCE
 TOTAL AREA=288 SF
 AREA IN RPA=2160 SF

WELL TABLE		
DELTA	CHORD	CHORD BEARING
7.93' 58"	40.01'	N83.39' 50" W



APPROX LOCATION FLOOD PLAIN AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP 51133C01055 EFF 12/20/2021



1. ALL PLANTINGS MUST BE PLANTED WITHIN THE 100' DISTURBED AREA WITHIN THE 100' RPA BUFFER-2160 SF UNDERSTORY TREES REQUIRED-5 SHRUBS REQUIRED-18
 2. CANOPY TREES SHALL BE 1 1/2" IN DIAMETER AT 1.3M
 3. ONE-SIDE AGREEMENT MUST BE APPROVED BY THE DISTURBANCE COMMITTEE DATE ESTABLISHED.
 4. ALL PLANTINGS SHALL BE ESTABLISHED WITHIN THE BUFFER GUIDANCE MANUAL.
- REQUIRED VEGETATION CALCULATIONS**
- BEST MANAGEMENT PRACTICE REQUIRES ONE PLANTING IN ONE PLANTING UNIT EQUALS 1 CANOPY TREE, 2 UNDERSTORY TREES REQUIRED-5 SHRUBS REQUIRED-18

REQUIRED VEGETATION CALCULATIONS

BEST MANAGEMENT PRACTICE REQUIRES ONE PLANTING IN ONE PLANTING UNIT EQUALS 1 CANOPY TREE, 2 UNDERSTORY TREES REQUIRED-5 SHRUBS REQUIRED-18

- PLANTING NOTES**
1. ALL PLANTINGS MUST BE PLANTED WITHIN THE 100' DISTURBED AREA WITHIN THE 100' RPA BUFFER-2160 SF UNDERSTORY TREES REQUIRED-5 SHRUBS REQUIRED-18
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 4. ALL PLANTINGS SHALL BE ESTABLISHED WITHIN THE BUFFER GUIDANCE MANUAL.

BRIDGE CREEK

- NOTES:**
1. THIS PROJECT AND ALL AS-AS SHOWN ON THIS SURVEY IS THE PROPERTY OF J. CORNBY
 2. THIS SURVEY IS THE PROPERTY OF J. CORNBY

Arguments for exception to Chesapeake Bay Act ("CBA") Resource Protection Area ("RPA") restriction (100 foot setback) for a storage/pole barn ("proposed structure") at 625 Harbor Drive Reedville VA ("subject property") because if strictly enforced the CBA would make the parcel of land unbuildable, denying the owner/occupant peaceable and quiet enjoyment of their property.

Background:

The subject property is unique for which an exception to the CBA is necessary for the property owners' peaceful and quiet enjoyment of their primary residence. There is literally no place on the property that will permit building in compliance with the CBA RPA as written. As indicated by the recent topographical survey done on the subject property there is only a small triangle of land outside the RPA that is where the gravel driveway entrance to the subject property is located. See Appendix C-1.

Executive summary:

We have developed a comprehensive mitigation plan that will fully neutralize any potential adverse environmental impacts at our proposed structure location, it offers superior environmental protection, exceeds regulatory requirements, and enhances the ecological health of the site.

Plan Highlights:

- The drywell approach and location ensures runoff is managed responsibly and in full compliance with environmental regulations.
- The proposed structure location provides for less soil disruption and less impact on critical root structures that naturally absorb and filter rainwater runoff before it enters the waterway.
- Low impact request involves minimal risk of contamination: no herbicides or pesticides, no commercial or industrial runoff, no sewage, wastewater, bathrooms, or kitchens, and therefore no impact on water nitrogen levels.
- Additional plantings further enhance filtration and absorption of runoff.
- The property's elevation above the Mean Low Water (MLW) line (~11') provides a substantial volume in terms of cubic square feet (CSF) to filter runoff before it reaches the waterway,

Our mitigation plan not only addresses potential impacts, but improves site conditions. The dry well captures and neutralizes runoff, the drywell location and property elevation ensure adequate filtration, and oysters just feet from the proposed location would further filter and improve water quality.

Plan Specifics:

The applicant's mitigation plan completely neutralizes any adverse impact that our proposed structure location would have on the environment and in particular the Chesapeake Bay watershed.

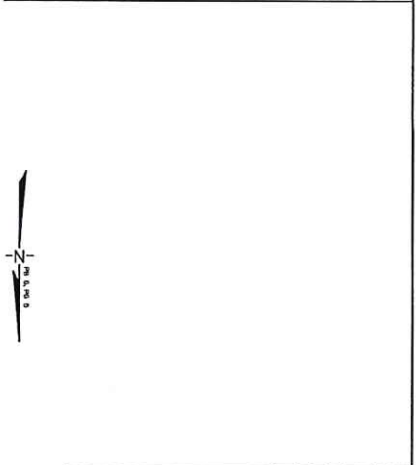
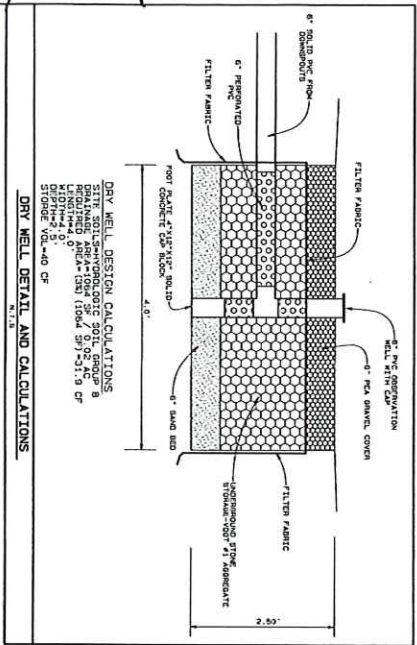
1. The applicant proposes to place the proposed structure 65' from Mean Low Water ("MLW") consistent with, equidistant between, and in line with the two existing adjacent structures (the applicant's garage and the next door neighbor's garage) ("proposed location") (the "request"). This proposed location stays with both the area's aesthetic and forms a consistent and natural wind break for the immediate vicinity.
2. The applicant proposes to install a 40 cubic foot dry well at a location that is ≥ 100 from MLW (depicted and with construction details on the topographical survey). Importantly, this redirects runoff to the location required by the CBA outside the RPA - as if the proposed structure were at that CBA RPA compliant location. This alone essentially totally mitigates and adverse environmental impact of the request. This ensures rainwater runoff is managed responsibly and in full compliance with environmental regulations. See attached topographical site survey.
3. The applicant's proposed location would require the removal of only two (2) old growth trees. Any other location, further from MLW, would necessarily require the removal of 7-10 old growth trees. As such, the proposed location has significantly less environmental impact than any other possible location. These old growth trees serve two vital functions: 1) their root systems stabilize soil and prevent runoff to the watershed and 2) they absorb water for their own use reducing the amount of runoff that would necessarily be filtered through soil and eventually make it to the watershed. Thus, the proposed location provides less soil disturbance, less impact to roots structure that will absorb and filter runoff before entering the watershed.
4. This request is small in size, it is not a large commercial request and deals only with rainwater and not runoff or herbicides or pesticides. We are not dealing with a large volume of rain water nor commercial or industrial contaminants. The proposed structure does not have: running water, bathrooms, or kitchen facilities. It is essentially a storage shed. See attached engineering plans. There will be no additional black, brown, or grey water¹ generated or in need of disposal. There will be no waste water with any nitrogen that is not already present in rain water.
5. The applicant's propose to add shrubbery/plantings to further improve the current soil filtration along the property/fence line of the neighboring property line.
6. Property height at the proposed location is above approximately 11 feet above Mean Low Water (MLW). This elevation provides a large volume (in terms of CSF) of soil to filter rainwater runoff before entering watershed. While the CBA RPA set forth its criteria in terms of linear feet from MLW, this property's proposed location elevation is 11 feet above MLW, providing many CSF of soil to filter the rainwater before it reaches the Chesapeake Bay watershed. CBA criteria of number of linear feet from MLW totally ignores elevation and volume of soil that is available to filter rainwater runoff. In this case we have approximately 38,115 cubic feet of soil to filter the rainwater runoff before it

¹Gray water is moderately contaminated wastewater from household activities, black water is highly contaminated with fecal matter, and brown water generally refers to floodwater or water with high sediment and organic content.

reached the watershed, a significant amount more soil filtration than a lower elevation parcel.

7. That applicant is an environmental steward in that they have a two (2) - one half acre (one (1) acre total) riparian oyster ground lease where they raise thousands of oysters to help filter the waters of Bridge Creek. See Appendix C-2, C-2.1, and C-2.2
8. The proposed structure increases the impervious only two percent (2%); from eight percent (8%) to ten percent (10%) total as detailed on the attached topographical survey.

In summary, our approach offers superior environmental protection, exceeds regulatory requirements, and enhances the ecological health of the site.



EXISTING IMPERVIOUS AREA INSIDE 100' RPA

HOUSE, DECK & PORCHES-2712 SF	PROPOSED POLYMER-104' SPA
SHED & GARAGE-2363 SF	
TOTAL-5075 SF	TOTAL-1044 SF

PROPOSED IMPERVIOUS AREA INSIDE 100' RPA

HOUSE, DECK & PORCHES-2712 SF	PROPOSED POLYMER-104' SPA
SHED & GARAGE-2363 SF	
TOTAL-5075 SF	TOTAL-1044 SF

PROPOSED IMPERVIOUS AREA-1044 SF = 10%

TOTAL SITE PROPOSED IMPERVIOUS AREA-7250 SF = 10%

THIS PROJECT WILL RESULT IN A 10% INCREASE IN IMPERVIOUS AREA INSIDE 100' RPA BUFFER DRAINAGE TO A DRY WELL.

- EROSION AND SEDIMENT CONTROL NOTES**
1. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA SEDIMENT CONTROL REGULATIONS.
 2. THE PLAN APPROVING AGENCY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION PRISON TO THE FINAL INSPECTION.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO ANY LAND DISTURBANCE.
 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
 5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL MEASURES NECESSARY TO BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
 6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT ALL TIMES DURING AND POST-CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION IS MONITORED.
 7. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

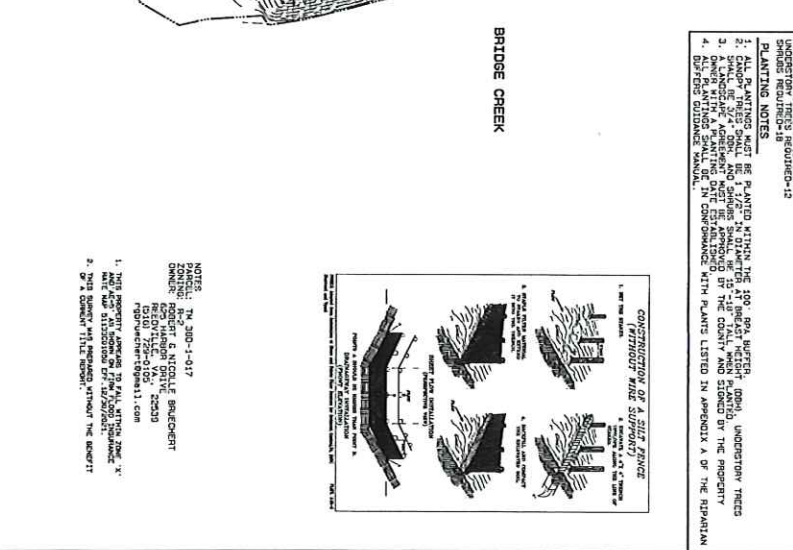
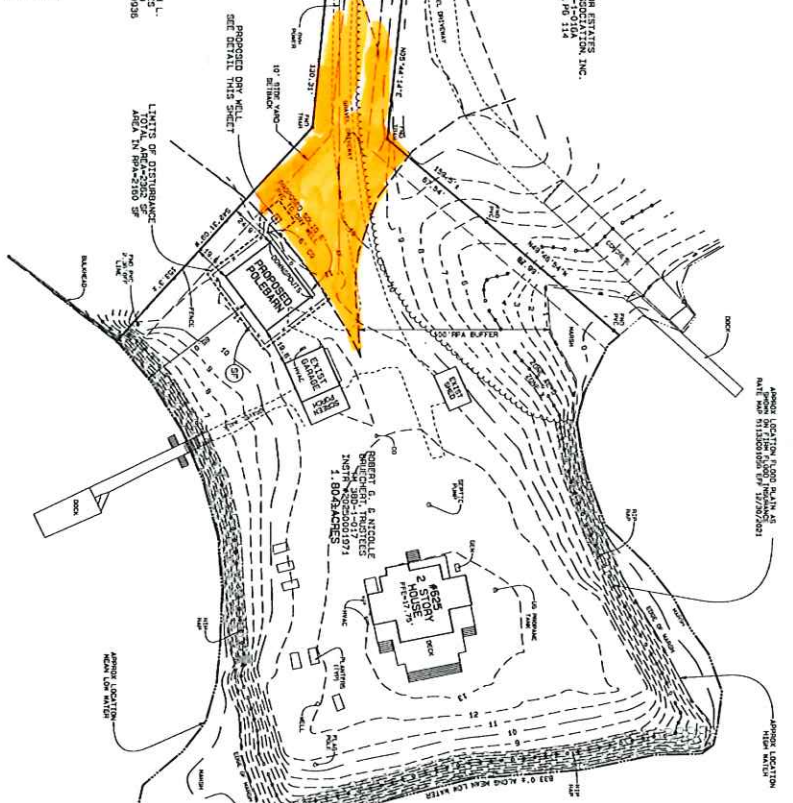
REQUIRED VEGETATION CALCULATIONS FOR DISTURBED AREA

CONSTRUCTION OF 1' SLOPE FENCE

1. ALL PLANTINGS MUST BE PLANTED WITHIN THE 100' RPA BUFFER, 100' UNDERSTORY TREES
2. SMALLER TREES, SHRUBS AND SHRUBS SHALL BE 15-18\"/>
3. COVER OF THE PLANTING DET IS TO BE MAINTAINED BY THE PROPERTY OWNER THROUGHOUT THE CONSTRUCTION PERIOD.
4. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT ALL TIMES DURING AND POST-CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION IS MONITORED.

CONCRETE TABLE

No.	MATERIAL	LENGTH	DEPTH	WIDTH	CONCRETE	CONCRETE
C-1	30\"/>					



BRUECHERT PROPERTY
625 HARBOR DRIVE

PROPOSED SITE PLAN

FAIRFIEDS DISTRICT, NORTHAMBERLAND COUNTY, VIRGINIA

SCALE: 1"=30' PROJECT No.: 2025046 DATE: APRIL 6, 2025

EDA
ENGINEERING DESIGN ASSOCIATES

6025 LANTANA AVENUE
FAIRFAX, VA 22030
PHONE: 504-235-1190
FAX: 504-235-0184

PROJECT NO. 2025046
DATE: APRIL 6, 2025

Appendix C-2

VMRC Oyster Grounds A: x

Secure | https://webapps.mrc.virginia.gov/public/oystergrounds/search_applications.php

Apps Imported From IE Affiliation and Contn CT Corporation Dissolution Basics N Events - Virginia Is F FindLaw LawCrawler Free Hotmail Google

2017089	ANTHONY ENNIS JULIE ENNIS	05/10/2017	Regular	Application Fee Paid	2.00	Taylor Creek	Lancaster	bruechert	1/4	
2017088	ANTHONY ENNIS JULIE ENNIS	05/10/2017	Riparian	Application Fee Paid	0.50	Taylor Creek	Lancaster	Public Notice		Non-Surveyed Map
2017083	CARLTON MCFADEN	05/09/2017	Riparian	Application Fee Paid	0.50	Plankatank River	Gloucester	Public Notice		Non-Surveyed Map
2017084	CARLTON MCFADEN	05/09/2017	Riparian	Application Fee Paid	0.50	Plankatank River	Gloucester	Public Notice		Non-Surveyed Map
2017082	LAURA TODD	04/27/2017	Regular	Application Fee Paid	118.00	Lower Machodoc Creek	Westmoreland	Public Notice		Non-Surveyed Map
2017081	CYNTHIA T. GRIFFIN DECLARATION OF TRUST	04/27/2017	Riparian	Application Fee Paid	0.50	Lynnhaven River E. Branch	Virginia Beach	Public Notice		Non-Surveyed Map
2017080	RAPPAHANNOCK RIVER OYSTERS, LLC	04/27/2017	Regular	Application Fee Paid	18.00	Browns Bay (Mobjack B.)	Gloucester	Public Notice		Non-Surveyed Map
2017079	ROGER NORCROSS MCLEOD JR. SUSAN PALMER MCLEOD	04/21/2017	Regular	Application Fee Paid	4.00	Taylor Creek	Lancaster	Public Notice		Non-Surveyed Map
2017077	ROBERT BRUECHERT NICOLE BRUECHERT	04/17/2017	Riparian	Application Fee Paid	0.50	Bridge Creek (L. Wicomico)	Northumberland	Public Notice		Non-Surveyed Map
2017078	ROBERT BRUECHERT NICOLE BRUECHERT	04/17/2017	Regular	Application Fee Paid	0.50	Bridge Creek (L. Wicomico)	Northumberland	Public Notice		Non-Surveyed Map
2017075	JOHN TAYLOE DAMERON	04/13/2017	Regular	Application Fee Paid	5.00	Bonum Creek	Westmoreland	Public Notice		Non-Surveyed Map
2017074	THOMAS H JAMES III	04/13/2017	Regular	Protested	3.00	Cherrystone Creek	Northampton	Public Notice		Non-Surveyed Map
2017073	WALLER C. TABB LIVING TRUST UAD	04/13/2017	Riparian	Application Fee Paid	0.50	Ware River	Gloucester	Public Notice		Non-Surveyed Map
2017072	CONNIE I. IMLER REVOCABLE TRUST	04/13/2017	Riparian	Application Fee Paid	0.50	Nassawadox Creek	Accomack	Public Notice		Non-Surveyed Map
2017071	THOMAS JOHN GALLIVAN	04/13/2017	Regular	Application Fee Paid	200.00	Chimney Pole Marsh	Accomack	Public Notice		Non-Surveyed Map
2017070	THOMAS JOHN GALLIVAN	04/13/2017	Regular	Application Fee Paid	25.00	Swash Bay	Accomack	Public Notice		Non-Surveyed Map
2017069	THOMAS E MOONEY III	04/07/2017	Regular	Application Fee Paid	76.00	Back Creek (Ches. Bay E.)	Accomack	Public Notice		Non-Surveyed Map

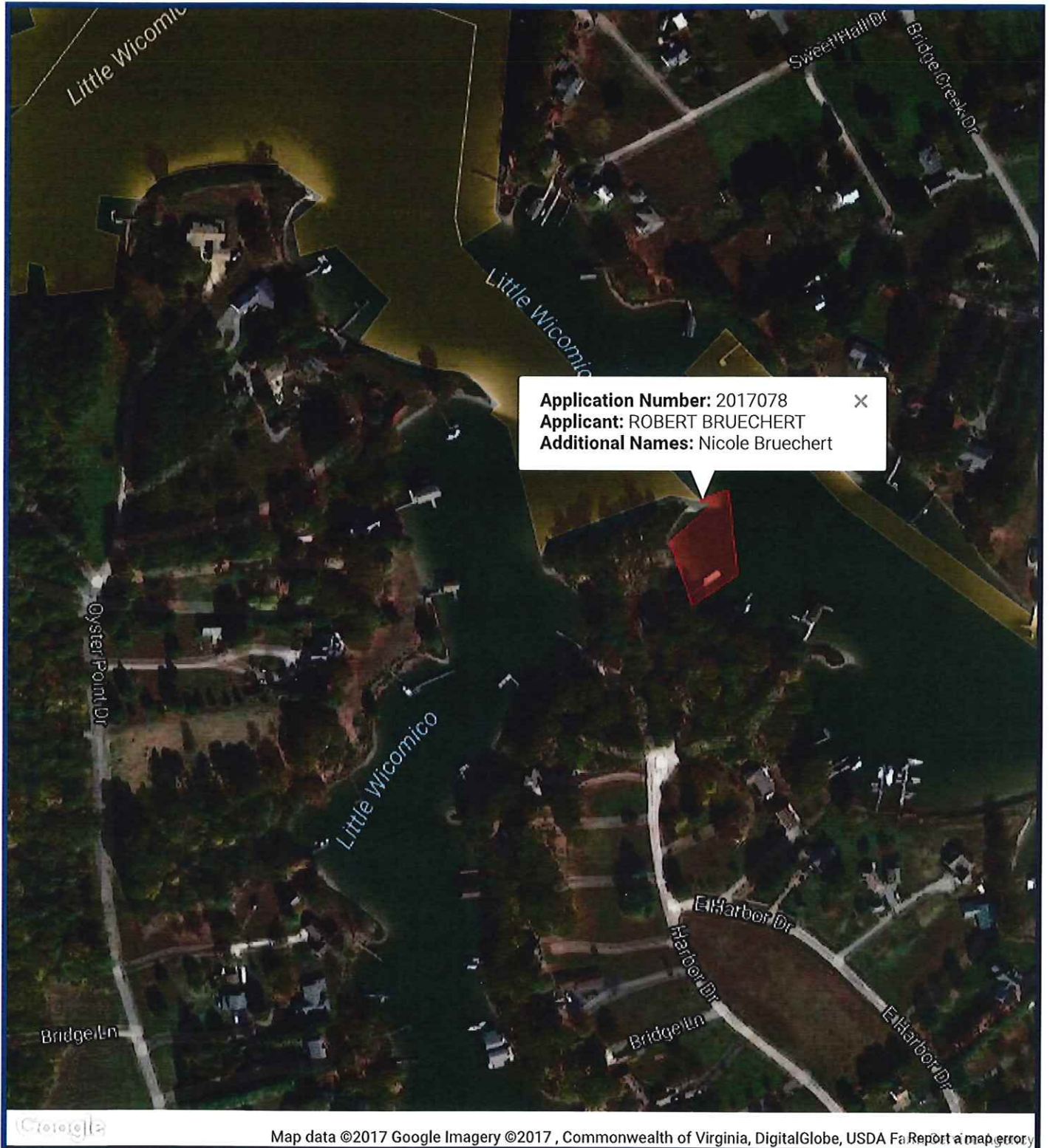
Close Map

Non-Surveyed Coordinates for Application: 2017078

Oyster Ground Leases

Oyster Ground Application:
2017078

Public Baylor Grounds



Close Map

Non-Surveyed Coordinates for Application: 2017077

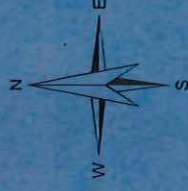
Oyster Ground Leases

Oyster Ground Application:
2017077

Public Baylor Grounds



Robert G. Bruechert
625 Harbor Dr
Chesapeake Bay Preservation Act
Exception Request: Pole Barn



625 HARBOR DR

624 HARBOR DR

623 B HARBOR DR



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SLM, 04.22.26

Robert G Bruechert
625 Harbor Dr
Chesapeake Bay Preservation Act
Exception Request: Pole Barn



625 Harbor Dr



EAST HARBOR DR

HARBOR DR

OYSTER POINT DR

BRIDGE LN

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SLM, 04.22.26

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