



**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: Graydon Hester		Address: 836 Horn Harbor Rd
Telephone (H): 571-271-8001	Telephone (W):	Email: HornHarbor1@gmail.com

Applicants Name: Graydon Hester		Address: 836 Horn Harbor Rd
Telephone (H): 571-271-8001	Telephone (W):	Email: HornHarbor1@gmail.com

Plan Preparer/Authorized Agent:		Address:
Telephone (H):	Telephone (W):	Email:

**2. Property Information:**

Tax Parcel #: 36-1-31A1 <del>36-1-31A1</del>		Parcel Physical Address (If applicable): 731 Old Glebe Point Rd	
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input 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: 1.98	Magisterial District: NF	Date Property Purchased: August 2022
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) House <input type="checkbox"/> No:		Deed Book Page #:	
Board of Supervisor Representative: A. Fisher		What is the road name or route number on which your property is located? Old Glebe Point Rd	
Directions to Property: 731 Old Glebe Point Rd			

Office Use Only:		Application #: 26-04-002	
DATE RECEIVED: 3-4-26	BOARD ACTION: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date: 5-14-26		TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" type="checkbox"/> Conditional Use - \$1000 <input type="checkbox"/> Conditional Use Boathouse - \$1000 <input type="checkbox"/> Conditional Use Solar - \$1500 <input type="checkbox"/> Exception to the Bay Act - \$500 <input type="checkbox"/> Subdivision Variance - \$600 Zoning <input type="checkbox"/> Variance - \$500

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): <p style="text-align: center;">Single family dwelling</p>
Describe the proposed use/project (Use another sheet of paper if more space is needed): <p style="text-align: center;">Single family dwelling with potential for two apartments</p>
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) <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 checked="" type="checkbox"/> Yes (If yes, please explain) <input type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input checked="" type="checkbox"/> Yes (If yes, please explain) <input type="checkbox"/> No

## ADJOINING PROPERTY OWNERS

Legacy Holdings, LLC  
P. O. Box 328  
Clementon, NJ08021

Thomas K. Rock  
P. O. Box 731  
Burgess, VA 22432

Terra Investment Group. LLC  
4821 Morrison RD  
Richmond, VA23230

Jacqueline R. Ness  
670 Old Glebe Point Road  
Burgess, VA 22432

Kyle J. Gaskins  
c/o Gary Jackson ETUX  
702 Old Glebe Point Road  
Burgess, VA 22432

H. Lee Self, Jr.  
P. O. Box 362  
Callao, VA 22435

Kelly Land Development Corp.  
P. O. Box 43  
Burgess, VA 22432

Ruth A. Eskridge  
P. O. Box 418  
Catlett, VA 20119

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 2-26-2026

Printed Name(s) Graydon Hester

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Signature of Applicant(s) \_\_\_\_\_ Date \_\_\_\_\_

Printed Name(s) \_\_\_\_\_

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Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

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

PLAN OF DEVELOPMENT  
OF THE LAND OF  
**GRAYDON HESTER**  
FAIRFIELD MAGISTERIAL DISTRICT  
NORTHAMPTON COUNTY, VIRGINIA

**GENERAL NOTES**

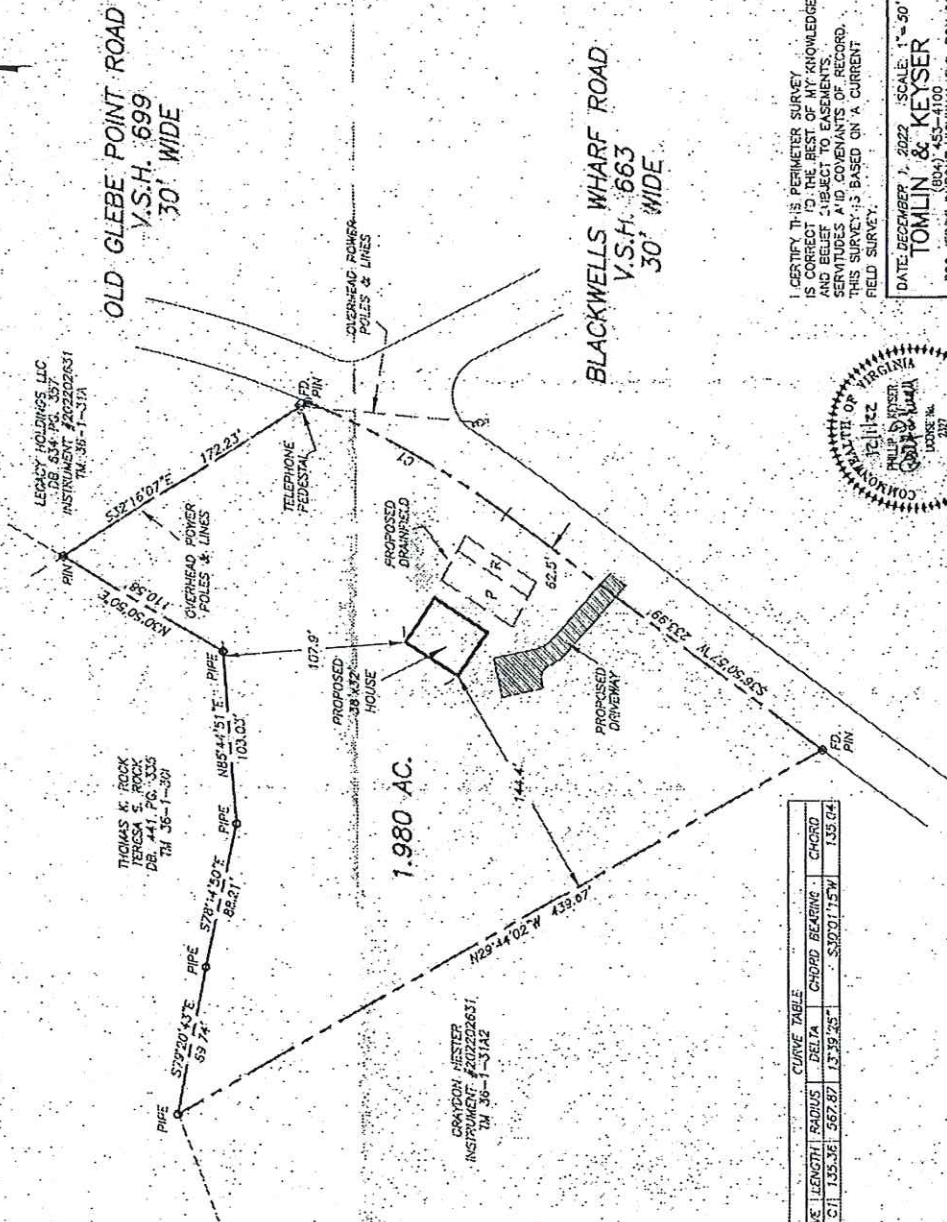
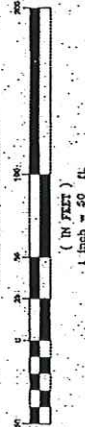
- 1) THIS SURVEY DOES NOT REFLECT TOPOGRAPHIC FEATURES AND \ OR SOIL STUDIES.
- 2) THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 3) PROPERTY REFERENCES:  
INSTRUMENT #202202631
- 4) PROPERTY IS STANDING IN THE NAME OF GRAYDON HESTER

NOTE: ALL LINES DETERMINED BY PREVIOUS SURVEYS AND FOUND POINTS.

LOCATION MAP



GRAPHIC SCALE



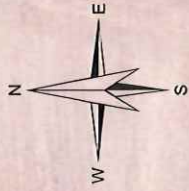
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	135.56	362.87	S73°39'25\"	135.04

I CERTIFY THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

DATE: DECEMBER 7, 2022 SCALE: 1" = 50'  
**TOMLIN & KEYSER**  
(804) 453-4100  
808 MESSIE DUPONT HIGHWAY, P.O. BOX 99  
BURKESS, VIRGINIA 22629  
DRAWN BY: J2294K  
CHECKED BY: J2294K  
SECTION NO. 35-1-11A1 DATA  
DRAWING NAME: HESTER113



# Graydon Hester 731 Old Glebe Point Rd Proposed Multi-Unit Residential Conditional Use Request



731 Old Glebe Point Rd

OLD GLEBE POINT RD

TWIN GIRL LN

BLACKWELLS WHARF RD



Created by:

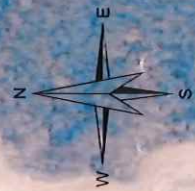
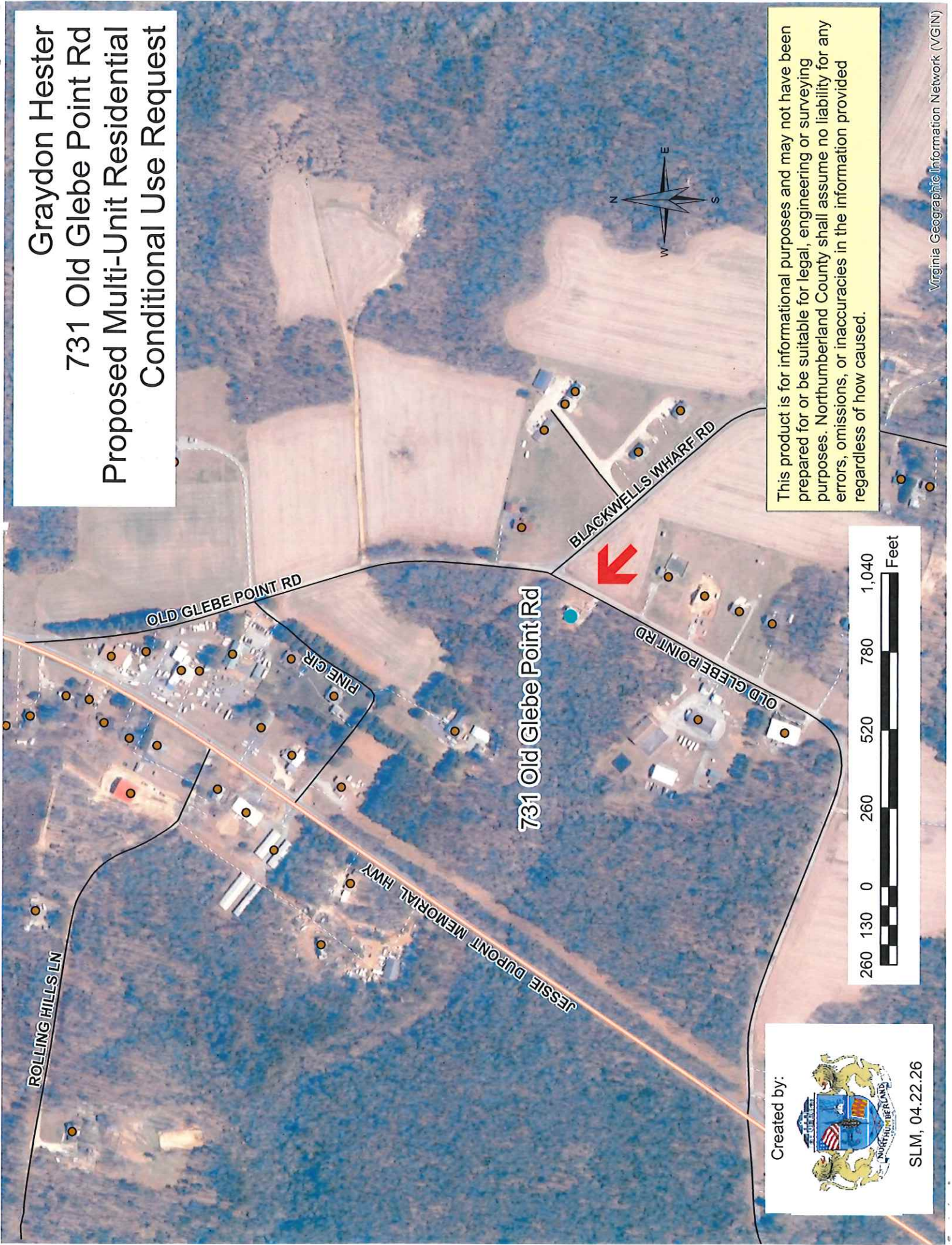


SLM, 04.22.26

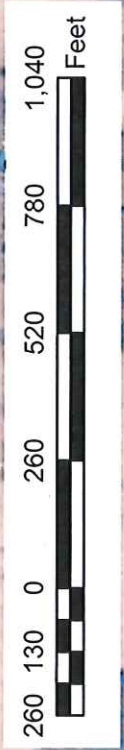
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Graydon Hester  
 731 Old Glebe Point Rd  
 Proposed Multi-Unit Residential  
 Conditional Use Request



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