



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: Jairo Ramos | | Address: 2082 Fleeton Rd, Reedville VA 22539 |
| Telephone (H): 240-853-3917 | Telephone (W): | Email: eagleairconditioning@hotmail.com |

| | | |
|---------------------------------|----------------|---|
| Applicants Name: Jairo Ramos | | Address: 2082 Fleeton Rd, Reedville VA 22539 |
| Telephone (H): | Telephone (W): | Email: |

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

2. Property Information:

| | | | |
|--|------------------|--|--|
| Tax Parcel #: 45-B-(1)-15 | | Parcel Physical Address (If applicable): 2082 Fleeton Rd, Reedville VA 22539 | |
| 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: 2.46 | Magisterial District: NF | Date Property Purchased: 12/18/2025 |
| Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) Modular structure <input type="checkbox"/> No: | | Deed Book Page #: 499 page #125 | |
| Board of Supervisor Representative: Charles Williams, IV | | What is the road name or route number on which your property is located? Fleeton RD | |
| Directions to Property: 2082 Fleeton Road | | | |

| | | | |
|---------------------------|---|--|---|
| Office Use Only: | | Application #: 26-BA-004 | |
| DATE RECEIVED: 6/10/26 | BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date 7-9-26 | <div style="border: 2px solid red; border-radius: 50%; padding: 10px; display: inline-block;"> PAID JUN 10 2026 </div> | 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 checked="" type="checkbox"/> Exception to the Bay Act- \$300 1,700 <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 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): Not in use currently. |
| Describe the proposed use/project (Use another sheet of paper if more space is needed): Recreational pavillion for personal use. |
| 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 |

ADJOINING PROPERTY OWNERS

Robert Stephen Duda, Jr.
13633 Harrisbourne Drive
Germantown, MD 20874

Northumberland County
P. O. Box 129
Heathsville, VA 22473

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.

DocuSigned by:

Signature of Owner(s) _____ Date 6/10/2026
E3F5461CE97E4E7

Printed Name(s) Jairo Ramos

DocuSigned by:

Signature of Applicant(s) _____ Date 6/10/2026
E3F5461CF97E4F7...

Printed Name(s) Jairo Ramos

Signature of Agent _____ Date _____

Printed Name _____

APPENDIX C
Exceptions to the Chesapeake Bay
Preservation Area Ordinance

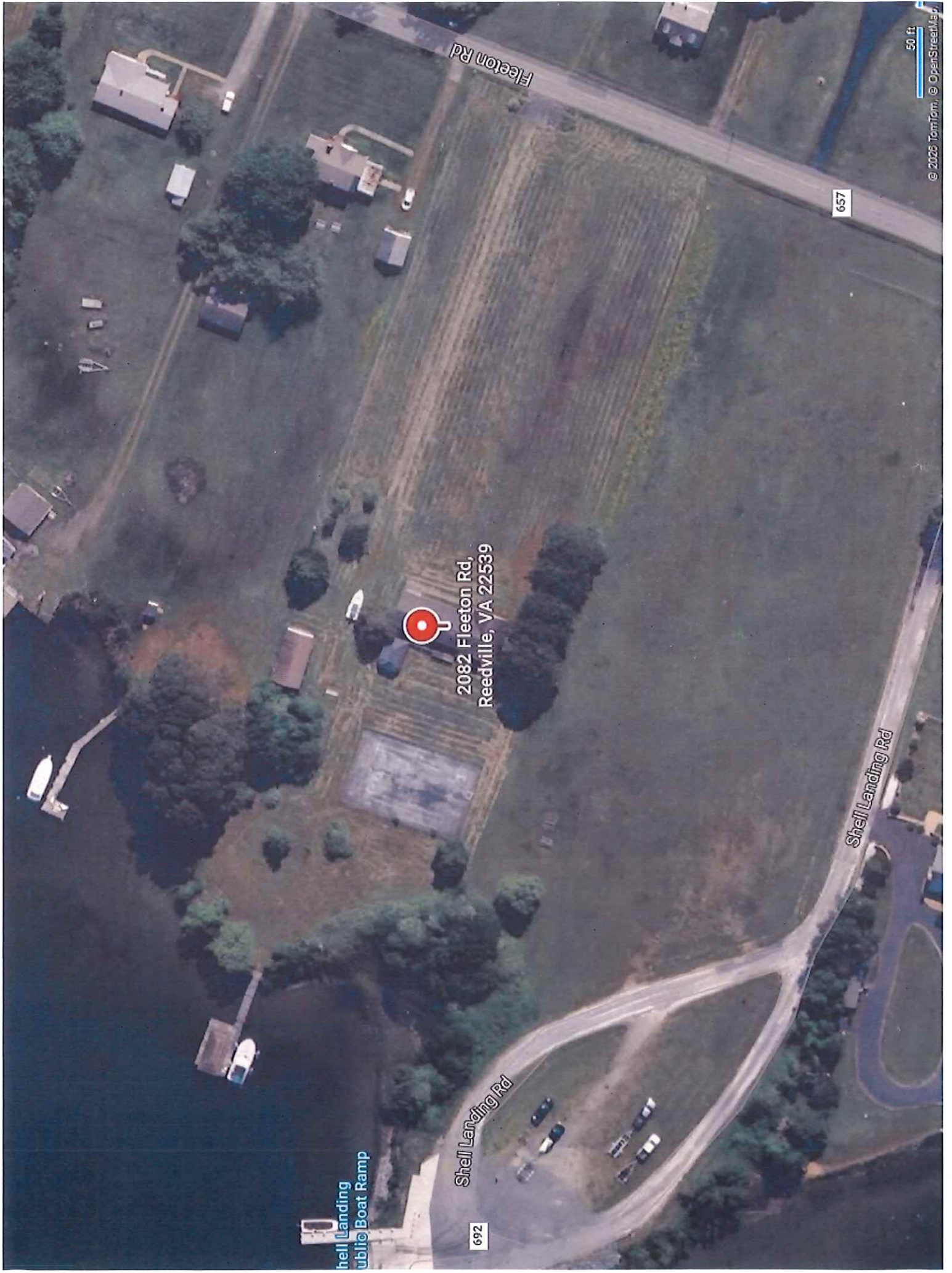
Please submit this appendix with your application.

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

| | |
|----------------------------------|--------------------------------|
| Primary Structure: | |
| Road/Right-of-way <u>325 ft</u> | Rear Yard <u>249 ft</u> |
| Left Side Line <u>26.2 ft</u> | Right Side Line <u>71.8 ft</u> |
| Height of Structure <u>8 ft</u> | |
| Secondary Structure: | |
| Road/Right-of-way <u>529 ft</u> | Rear Yard _____ |
| Left Side Line <u>91 ft</u> | Right Side Line <u>7 ft</u> |
| Height of Structure <u>10 ft</u> | |

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.) Artificial grass in the front. |
| How many square feet of land disturbance will this project create? 680 ft |
| 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.) |
| Office Use Only: Part of application #: <u>26-BA-004</u> Date Received: <u>6/10/26</u> |



2082 Fleeton Rd,
Reedville, VA 22539

Fleeton Rd

657

Shell Landing Rd

Shell Landing Rd

692

Shell Landing
Public Boat Ramp

50 ft

© 2026 TomTom, © OpenStreetMap

Northumberland County
Tax Parcel 45B(1)15
2082 Fleeton Road



45B(1)15

2082 Fleeton Rd

FLEETON RD

SHELL LANDING RD



Created by:



SLM, 06.17.26

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NORTHUMBERLAND COUNTY, VIRGINIA

Office of Building & Zoning

P. O. Box 129, Heathsville, VA 22473
(804) 580-8910 or (804) 580-7921 FAX (804) 580-8082

May 28, 2026

Jairo Ramos
2014 Powhatan Road
Hyattsville, Md. 20782

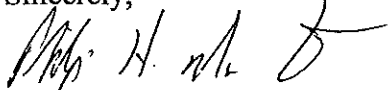
Dear Mr. Ramos,

This letter confirms the **Stop Work Order** placed on your property located at 2082 Flecton Road, Tax Map Parcel 45-B(1)-15. **There are several violations on your property that need to be addressed to bring your property back into compliance.** The Chesapeake Bay Preservation Area Ordinance, Article V, Chapter 54-21 requires a site plan development process shall be followed for any development or redevelopment in Chesapeake Bay Preservation Areas. The Northumberland County Zoning Ordinance, Article XVI, Chapter 148-164-A, requires that structures shall be constructed only after issuance of a zoning permit. The Northumberland County Wetlands Ordinance, Chapter 144-4, requires that in order to use or develop any wetland within this County a person shall first file an application for a permit.

I will make myself available to anyone to help correct these issues and get the site into compliance.

Please contact me if you have any questions.

Sincerely,



Philip H. Marston
Zoning Administrator

LEGAL NOTICE

DATE 25/28/2026

NORTHUMBERLAND COUNTY BUILDING & ZONING DEPARTMENT

Article V, Section 54-21 of the Chesapeake Bay Preservation Area Ordinance

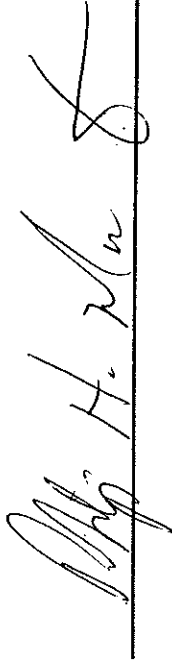
Article , Section 144-4 of the ~~Building Code~~ Wetlands Ordinance

WHEREAS, violations of Article XVI, Section 148-167A of the County Zoning Ordinance have been found on these premises, **IT IS HEREBY ORDERED** in accordance with the above Code that all persons cease, desist from, and

STOP WORRK

at once pertaining to construction, alterations or repairs on these premises known as 2082 Fleeton Road

All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such action is authorized by this Department.



Code Official

Philip Marston

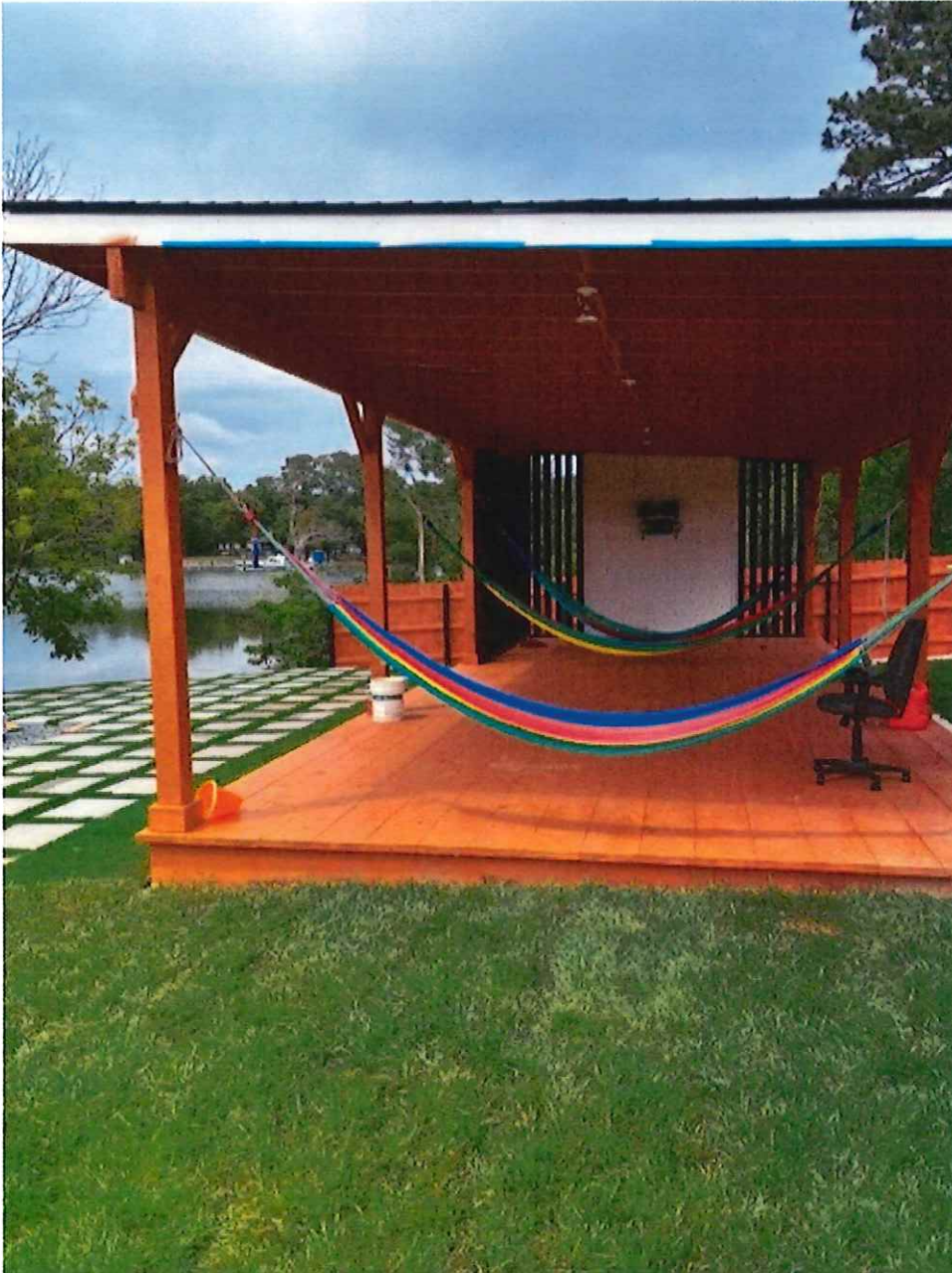
From: Philip Marston <pmarston1123@gmail.com>
Sent: Thursday, June 18, 2026 1:29 PM
To: Philip Marston



Sent from my iPhone

Philip Marston

From: Philip Marston <pmarston1123@gmail.com>
Sent: Thursday, June 18, 2026 1:28 PM
To: Philip Marston



Sent from my iPhone

Philip Marston

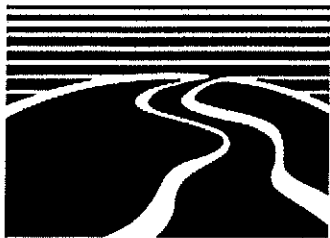
From: Lassiter, V'lent (DEQ) <Vlent.Lassiter@deq.virginia.gov>
Sent: Wednesday, June 17, 2026 9:38 AM
To: Philip Marston
Subject: RE: 2082 Fleeton Rd

Hi Philip,

I took a look at 2082 Fleeton Road using Google Earth over time, and, just curious, is the artificial turf in the location of the old tennis court (which appears to be post-Bay Act)? In any case, even if the turf allows infiltration, it does not allow the growth of buffer vegetation as required by 9VAC25-830-140(3), Buffer area requirements of the CBPA Regulations which states: The 100-foot wide buffer area shall be the landward component of the Resource Protection Area as set forth in subdivision B 5 of 9VAC25-830-80. Notwithstanding permitted uses, encroachments, and vegetation clearing, as set forth in this section, the 100-foot wide buffer area is not reduced in width. To minimize the adverse effects of human activities on the other components of the Resource Protection Area, state waters, and aquatic life, a 100-foot wide buffer area of vegetation that is effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff shall be retained if present and established where it does not exist. Where such buffer must be established, the planting of trees shall be incorporated as appropriate to site conditions and in such a manner to maximize the buffer function. Inclusion of native species in tree planting is preferred.

Furthermore, as with any Bay Act violation, mitigation should comport with the standards found in Appendix D, Table A of our Riparian Buffers Modification & Mitigation Guidance Manual, which requires, at a minimum, one canopy tree, two understory trees, and three shrubs for every 400 square feet of land disturbance in the RPA. Please don't hesitate to contact me with any further questions concerning this violation and our recommendations!

V'lent



R. V'lent Lassiter
Chesapeake Bay Locality Liaison
Water Division
Virginia Dept. of Environmental Quality
1111 East Main Street, Suite 1400
Richmond, VA 23219
(804) 350-0160
Vlent.Lassiter@deq.virginia.gov

From: Philip Marston <pmarston@co.northumberland.va.us>
Sent: Monday, June 15, 2026 9:08 AM
To: Lassiter, V'lent (DEQ) <Vlent.Lassiter@deq.virginia.gov>
Subject: RE: 2082 Fleeton Rd

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Thank you V'lent!!!! I just need to include it in my final violation notice to be listed in the letter amongst other things. But yes, just for nutrient uptake alone I think it should be removed.

From: Lassiter, V'lent (DEQ) <Vlent.Lassiter@deq.virginia.gov>
Sent: Monday, June 15, 2026 8:39 AM