

NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
APRIL 5, 2022
MINUTES

Due to the Northumberland County Emergency Ordinance addressing Continuity of Government during the Coronavirus (Covid-19) Pandemic, the Northumberland County Board of Zoning Appeals held a public/telephonic hearing on April 5, 2022 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

Chairman - Dandridge Crabbe

James Packett

Vice-Chairman - John Hendrickson

Daniel Wiggins

Michael Baughan

Chairman Crabbe, called the meeting to order.

On a motion by John Hendrickson, seconded by Daniel Wiggins, the minutes of the March 1, 2022 meeting were unanimously approved.

The Board then heard a request by Katherine H. Lough, owner, for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49, to construct a garage less than the required 60 feet from the center line of the street right-of-way. The property is located on Tax Map Parcel #52-(1)-69-F on Redleaf Court.

Katherine Lough, owner, said she wanted to build a storage garage on land that is presently wooded. She explained that she had the land surveyed and that's when we found out that there is a road on her property which did not give her enough to build the building that we wanted. She said that she talked to her neighbors and got their approval then applied for the variance.

Philip Marston informed the Board that he has not received any correspondence regarding the request.

John Hendrickson said he visited the site and talked with the neighbor, Mrs. Burgess. She didn't have any problem with it. "In looking at the property, and correct me if I am wrong, the road that is in there now looks as though it should have been over on your property. Is that correct?"

Katherine Lough said, "That I don't know." She said that when she bought the property, the plat she had did not show the road. She said the road has been there all along.

John Hendrickson said that is what Mrs. Burgess said. He asked if Mrs. Lough had any intention of moving the road.

Mrs. Lough said, "No. The road is in great shape and its worked very well."

John Hendrickson said, “so when you bought the property, you had no clue that the road was supposed to go through your property.”

Mrs. Lough said she had no idea.

Michael Baughan said he saw no problem with this request.

Daniel Wiggins asked if the structure could be moved further back from the right-of-way.

Mrs. Lough explained that she had pulled back as far as possible. She said that she didn't want to cut down trees as it would make the building visible to her neighbor. She also explained that she needed space to maneuver her RV.

Michael Baughan then a motion to approve the request. John Hendrickson seconded the motion and the Board approved unanimously.

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

