

**NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
FEBRUARY 7, 2023
MINUTES**

At the regular monthly meeting of the Northumberland County Board of Zoning Appeals held on February 7, 2023 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

Chairman - Dandridge Crabbe
Vice-Chairman - John Hendrickson
Daniel Wiggins
Michael Baughan

James Packett

Chairman Crabbe, called the meeting to order.

On a motion by John Hendrickson, seconded by Daniel Wiggins, the minutes of the July 5, 2022 meeting were unanimously approved.

The Board then heard a request by, Wesley Riley Dawson, owner, for a variance to the Northumberland County Zoning Ordinance, Article VI, Section 148-63-A & B, to allow a structure closer than the allowed side and rear setbacks on property zoned R-3, Residential Restricted. The property is located on Tax Map Parcel #11-A(1)-207 on Colonial Road in Pine Point Estates Subdivision.

Riley Dawson, owner, described the project and stated that the building would be for storage. He noted that his house lot was small and left him with no room for a storage building so he bought this lot for that purpose. He stated that the lot is 46 at the front and 50 at the back. He described the building that he wanted as a 42' x 40' with a 10' single almost like a lean to at the rear for woodworking.

Marilyn Moss, adjoining property owner, expressed her concern regarding the well on her property.

Riley Dawson explained that if he could set back to 5' off the rear property line his building would be 7' from her well.

Chairman Crabbe asked Philip Marston if he had anything to add.

Philip Marston informed the Board that the setback from the center line of the street right-of-way is 40'. "Since it is a 50' right-of-way, it needs to be 15' off the edge of the right-of-way.

Barbara Hall, speaking for her sister Ruth Brooks, said there was no problem with the building as long as Mr. Dawson respected the property line.

Mr. Hendrickson questioned Mr. Marston about the regulations regarding an accessory structure being the main structure on a lot. He was informed that it would be treated as a main structure.

Daniel Wiggins wondered if the building could be smaller so that it would better meet the setbacks. He noted that the adjoining property owners seem to be satisfied with this.

Philip Marston said he had discussed this with the owner as well as stormwater management that will have to take place due to the amount of water that will shed off the building onto the adjacent property.

John Hendrickson said, "I just can't see a hardship. This building takes up the whole lot. I can't vote for this."

After reviewing the request and the site plan for the building and there having been no objections received via mail or telephone nor objections being heard from the floor, Michael Baughan made a motion to approve the request. Daniel Wiggins seconded the motion. The Board voted 3 -1 to approve with John Hendrickson voting to deny.

Other Business

On a motion by Michael Baughan, seconded by John Hendrickson, Dandridge Crabbe was unanimously re-elected Chairman and Daniel Wiggins was unanimously elected Vice-Chairman.

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

