

**NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
MAY 2, 2023
MINUTES**

At the regular monthly meeting of the Northumberland County Board of Zoning Appeals held on May 2, 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 February 7, 2023 meeting were unanimously approved.

The Board then heard a request by, Haley Brooke Headley, owner, for a variance to the Northumberland County Zoning Ordinance, Article III, Section 148-22, to allow a dwelling closer than the allowed 35 feet from a street right-of-way on property zoned A-1, Agriculture. The property is located on Tax Map Parcel #16-(1)-12-T 109 Forrest Hollow Lane in Forrest Landing Subdivision.

Michael Headley, father of the owner, described the problems on the lot which created a need for a variance request. He also described the efforts made to lessen the distance of the variance needed.

After reviewing the request and site plan for the dwelling 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. John Hendrickson seconded the motion. The Board voted 4 - 0 to approve.

The Board then heard a request by, Kelly Ann Carr, owner, and Deep Green Construction, applicant, for a variance to the Northumberland County Zoning Ordinance, Article II, Section 148-9, 10 & 11 to allow a dwelling less than the required 100 feet from the street right-of-way, less than the required 450 of frontage and less than the required 75 feet of side yard setback on property zoned C-1, Conservation. The property is located on Tax Map Parcel #30-A(1)-28 on Tranquility Road.

Anthony Blasioli, III, representing Deep Green Construction, was present.

John Hendrickson said that it looks like most of the lot is in the RPA.

Philip Marston agreed and noted there are a lot of wetlands on site. He stated that there are restrictions on the zoning, C-1 Conservation, on this lot and the lots surrounding it. He also stated that the house will be built as shown.

After reviewing the request and site plan for the dwelling 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. John Hendrickson seconded the motion. The Board voted 4 - 0 to approve.

The Board then heard a request by, John James Sadler, owner, for a variance to the Northumberland County Zoning Ordinance, Article III, Section 148-49, to allow a structure less than the required 60 feet from the center line of the street right-of-way on property zoned R-2, Residential Waterfront. The property is located on Tax Map Parcel #38-A(1)-27- at 184 Hammack Lane.

John Sadler, owner, described the project. He said the existing structure is already encroaching and the new garage would be an improvement on the setbacks.

Philip Marston informed the Board that there are other structures before you get to the site that do not meet the setbacks. "This would be an improvement to what exists."

After reviewing the request and site plan for the garage and there having been no objections received via mail or telephone nor objections being heard from the floor, John Hendrickson made a motion to approve the request. Michael Baughan seconded the motion. The Board voted 4 - 0 to approve.

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

