

NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
May 6, 2025
MINUTES

At the regular monthly meeting of the Northumberland County Board of Zoning Appeals held on May 6, 2025 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

Chairman - Dandridge Crabbe
Vice-Chairman - John Hendrickson
Daniel Wiggins
James Packett

Michael Baughan

Chairman Crabbe, called the meeting to order.

On a motion by Daniel Wiggins, seconded by John Hendrickson, the minutes of the April 1, 2025 meeting were unanimously approved.

The Board then heard a request by Andrew D. and Denise K. Barriere, owners for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-51-B to allow a structure less than the required 25 feet from the rear property line on property zoned R-2, Residential Waterfront. The property is located on Tax Map Parcel #28-C(3)-117 at 52 Little John Street.

Denise Barriere explained that she wanted to replace an unpermitted deteriorated deck with a 16'x16' sunroom with a bump out for storage. She said the house was built at the 25' setback line which is why she is asking for a variance.

Philip Marston informed the Board that there were no objections to the project. He stated that this is an inherited issue as the deck was existing when they purchased the property and the owner had built up to the 25-foot setback line..

After reviewing the request and site plan for the sunroom with bump out and there having been no objections regarding the size and placement of the sunroom, James Packett made a motion to approve the request for a 16' x 16' sunroom with bump out. Daniel Wiggins seconded the motion. The Board unanimously voted to approve.

The Board then heard a request by Rice's Hotel/Hughlett's Tavern Foundation, owner, for a variance to the Northumberland County Zoning Ordinance, Article III, Section 148-22- to allow a structure less than the required 35 feet from the street right-of-way on property zoned A-1, Agricultural. The property is located on Tax Map Parcel #16-A(1)-32-A at 73 Monument Place.

Jan Lodge, President of the Board of Directors of Rice's Hotel/Hughlett's Tavern Foundation, said that the wood workers guild does not have a building on the property. She said the building will not meet the distance required from the street and needs a variance.

Ralph Hendrickson and Edwin Hoxsie described the 50' x 40' building with storage above and explained why this would be the best location for it.

After reviewing the request and site plan for the building and there having been no objections regarding the size and placement of it, Dandridge Crabbe made a motion to approve the request as submitted. James Packett seconded the motion. The Board unanimously voted 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.

