

NORTHUMBERLAND COUNTY BOARD OF ZONING APPEALS
JANUARY 6, 2026
MINUTES

At the regular monthly meeting of the Northumberland County Board of Zoning Appeals held on January 6, 2026 in the Sheriff's Office in Heathsville, Virginia at 7:00 PM:

Present

Absent

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

James Packett

Chairman Crabbe, called the meeting to order.

On a motion by John Hendrickson, seconded by Daniel Wiggins, the minutes of the August 5, 2025 meeting were unanimously approved.

The Board then heard a request by Joon & Kristy Lee, owners for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-48, 50 & 51 to allow the subdivision of a lot with each parcel less than the required one acre, less than the required 125 foot minimum frontage and less than the required 4 feet from the side property line. The property is located on Tax Map Parcel#38-B(1)-76 at 859 Main Street on property zoned R-2, Residential Waterfront.

Joon Lee explained that he wanted to divide the property in order to separate residential from commercial. He said that it would help in keeping track of taxes and other expenses. He stated that a cottage on the property is located close to the water and requires flood insurance and that he would have to cover the other buildings with flood insurance. He said he could save a lot of money if it was divided. He stated that he already had a hardship as Breezeline refuses to run another line to the Victorian because they say we already have service. He noted that all the homes on Main Street do not meet the one acre requirement.

Mr. Lee said there was a concern that he may add an additional dock. He said there were no plans to build a dock but, in the future, we might consider a little dock.

John Hendrickson said he visited the site and noted the hardships mentioned in the letter. He said these are really not hardships.

Mr. Lee agreed. He said he wanted to live in the Victorian and separate it from the hospitality business.

John Hendrickson said that Mr. Lee should have been aware of this before purchasing the property.

Online Ann Fletcher Sims and Catherine Foster expressed their concerns that another structure might be constructed.

Philip Marston stated Mr. Lee could add a structure and that it depended on the type of structure that would be built.

Joon Lee stated that the Morris House property was divided and compared it to his request.

Philip Marston stated that the division of the Lee property will make it more non-conforming, but the division of the Morris House property did not.

Chairman Crabbe said he was reminded of the request that the Board denied. He said an owner wanted to divide the property in order to pay his wife's hospital bill, but we had to deny it.

After further review of the request and site plan for the subdivision, John Hendrickson made a motion to deny the request. Daniel Wiggins seconded the motion. The Board unanimously voted to deny the request.

Chairman Crabbe informed Joon Lee that the decision could be appealed.

The Board then heard a request by James W. Kaufman, owner for a variance to the Northumberland County Zoning Ordinance, Article V, Section 148-49 to allow a structure less than the required 60 feet from the center of the street rights of way. The property is located on Tax Map Parcel # 18-A-(2)-3A on Candy Point Road.

Mr. James Kaufman described the purchase and survey of the property. He also stated that he has well and septic permits for the property. He said the house selected is 848 square feet. He described the right-of-way which had been used to park cars and stated that it has not been used in years.

Philip Marston described the need for a variance from Candy Point Road and the right-of-way that Mr. Kaufman described.

Charles Rock stated that he approves of the variance. He noted that the right-of-way is not used and the Kaufmans have done all they could.

Online a Mr. Sterling stated that he was just observing.

After reviewing the request and site plan for the new dwelling and there having been no objections regarding the size and placement of the dwelling, Daniel Wiggins made a motion to approve the request. Michael Baughan seconded the motion. The Board unanimously voted to approve.

Upon a motion by John Hendrickson, seconded by Daniel Wiggins, Dandridge Crabbe was re-elected Chairman.

Upon a motion by Dandridge Crabbe, seconded by Daniel Wiggins, John Hendrickson was re-elected Vice-Chairman.

Upon a motion by Chairman Crabbe, seconded by Daniel Wiggins the 2026 meeting dates were unanimously approved.

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

