



# NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

**1. Owner/Applicant Information:**

Owners Name: <b>John Dutton</b>		Address: 26570 Signboard RD Ruther Glen, VA 22546
Telephone (H): John 804-310-7503	Telephone (W): Lisa 804-314-2991	Email: lisadutton@cs.com

Applicants Name: John and Lisa Dutton		Address: Same as above
Telephone (H):	Telephone (W):	Email:

Plan Preparer/Authorized Agent: Bayshore Design LLC		Address: 8518 Cople Highway, Hague 22469
Telephone (H): (804) 472-4439	Telephone (W):	Email: jeffm@bayshoredesign.com

**2. Property Information:**

Tax Parcel #: 37 (1) 220A		Parcel Physical Address (If applicable): 122 Riverside Lane Reedville, VA	
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: .28	Magisterial District: Fairfields	Date Property Purchased: inherited 2015
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) 1 sty Frame Dwelling <input type="checkbox"/> No:		Deed Book Page #: 235 page 32	
Board of Supervisor Representative: Ronald L. Jett		What is the road name or route number on which your property is located? Riverside Lane	
Directions to Property: Rt. 360 East to Fairport Rd to Fox Point Rd, Riverside Lane second to last property			

<b>Office Use Only:</b>		Application #: <u>23-21-006</u>	
DATE RECEIVED:  7-7-23	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <u>8-1-23</u>	PAID STAMP: <div style="text-align: center; color: red; font-weight: bold; font-size: 2em;">PAID</div> <div style="text-align: center; color: red; font-weight: bold;">JUL 12 2023</div>	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use- \$150 <input type="checkbox"/> Conditional Use Boathouse- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input checked="" type="checkbox"/> Zoning Variance- \$300

Northumberland County  
 Land Use Applications  
 Form Revised: 6/1/2013

3. Description of Request:


Type of Request (check one): <input type="checkbox"/> Conditional Use <input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance <input checked="" type="checkbox"/> Zoning Variance
What is the current use? (Use another sheet of paper if more space is needed): Single family residence
Describe the proposed use/project (Use another sheet of paper if more space is needed): Single family residence
Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.) <input checked="" type="checkbox"/> Yes (If yes, please explain)    Health Department <input type="checkbox"/> No
Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input type="checkbox"/> Yes (If yes, please explain) <input checked="" type="checkbox"/> No

4. Adjacent Property Owners: Please print clearly all adjoining property owners, mailing addresses, and tax map numbers so that county staff can notify them by mail of the date and time of the public hearing that your application will be heard. Properties that are across roadways, waterways, or in another county shall be notified as well. If more space is needed, copy this page and attach it to the application. Making your neighbors aware of your plans may answer many questions they may have prior to the public hearing.

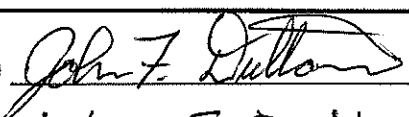
Tax Map #	Name	Address	Have you notified your neighbor?
37 (1) 219 & 223	Molly Schild	114 Riverside Lane Reedville	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
37 (1) 222	Ralph & Mary Thurston	98 Riverside Lane Reedville	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
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			<input type="checkbox"/> Yes <input type="checkbox"/> No

5. Signature Page:


This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s)  Date 7-7-2023  
Printed Name(s) John F. Dutton

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Signature of Applicant(s)  Date 7-7-2023  
Printed Name(s) John F. Dutton

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Signature of Agent  Date 7-7-23  
Printed Name Jeff Minner

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Appendix F  
Zoning Variance

*Please submit this appendix with your application.*

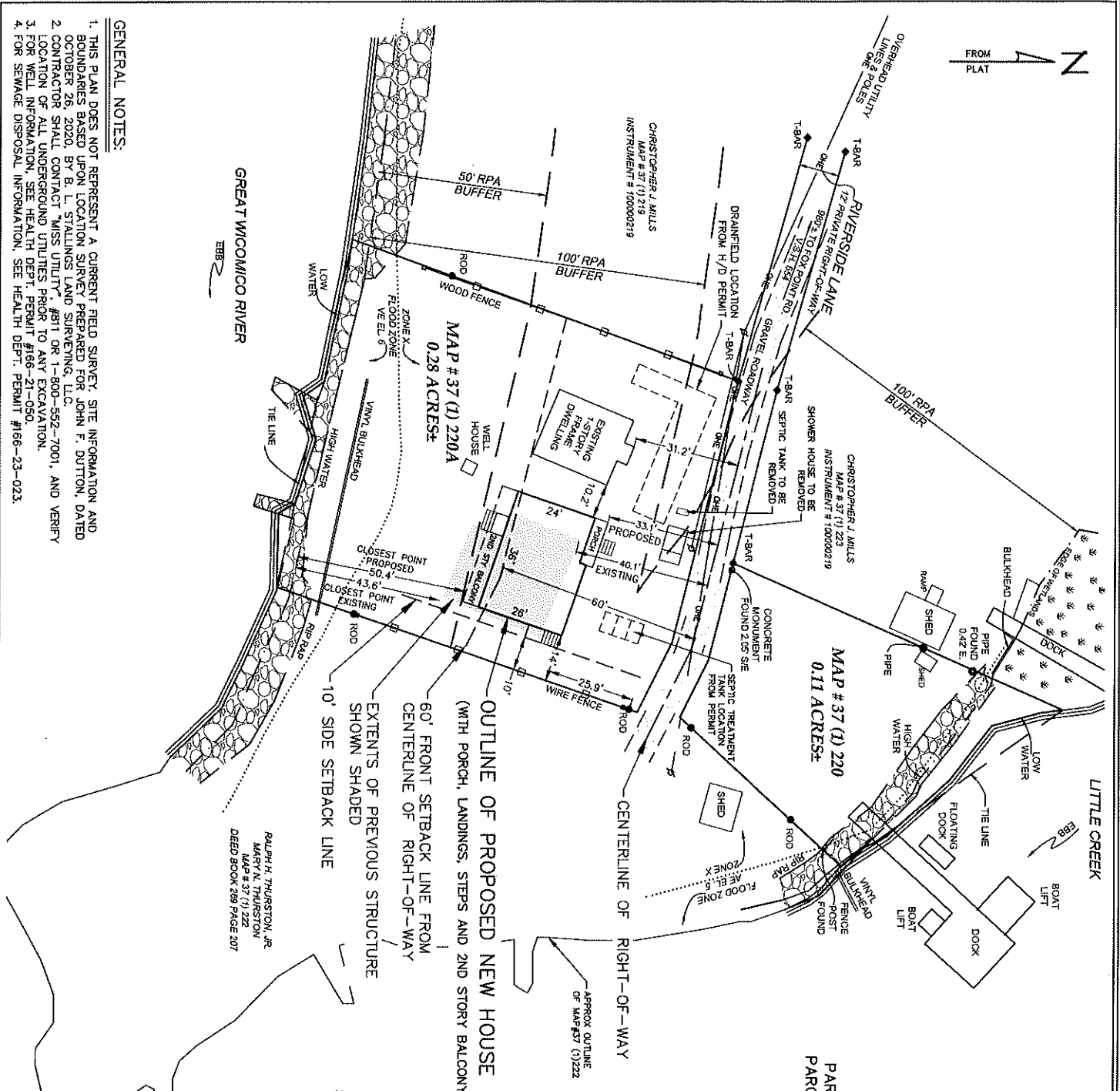
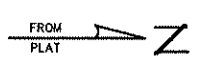
1. Please provide the following setbacks for all proposed structures:

Primary Structure:	
Road/Right-of-way <u>33.1'</u>	Rear Yard <u>50.4'</u>
Left Side Line <u>10'</u>	Right Side Line <u>10'+</u>
Height of Structure _____	
Secondary Structure:	
Road/Right-of-way <u>31.2</u>	Rear Yard <u>50'+</u>
Left Side Line <u>10'+</u>	Right Side Line <u>10'+</u>
Height of Structure _____	

2. Please answer the following questions:

Will there be any fencing or landscaping? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, describe and show on the site plan.) Existing wood fence on west property line
Have all attempts been made to meet the current zoning regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please explain.) Front setback and 100' RPA overlap

Office Use Only:
Part of application #: <u>23-ZV-006</u>
Date Received: <u>7-7-23</u>



**OWNER INFORMATION**  
 JOHN F. DUTTON  
 26570 SIGNBOARD ROAD  
 RUTHER GLENN, VA 22546

**SITE INFORMATION**  
 22 RIVERSIDE LANE  
 FAIRFIELDS DISTRICT  
 TAX MAP 37 ((1)) 220 & 220A  
 NORTHUMBERLAND COUNTY, VA  
 PARCEL AREA 220: 0.11± Ac (FROM PLAT)  
 PARCEL AREA 220A: 0.28± Ac (FROM PLAT)  
 ZONING CLASSIFICATION: R-2

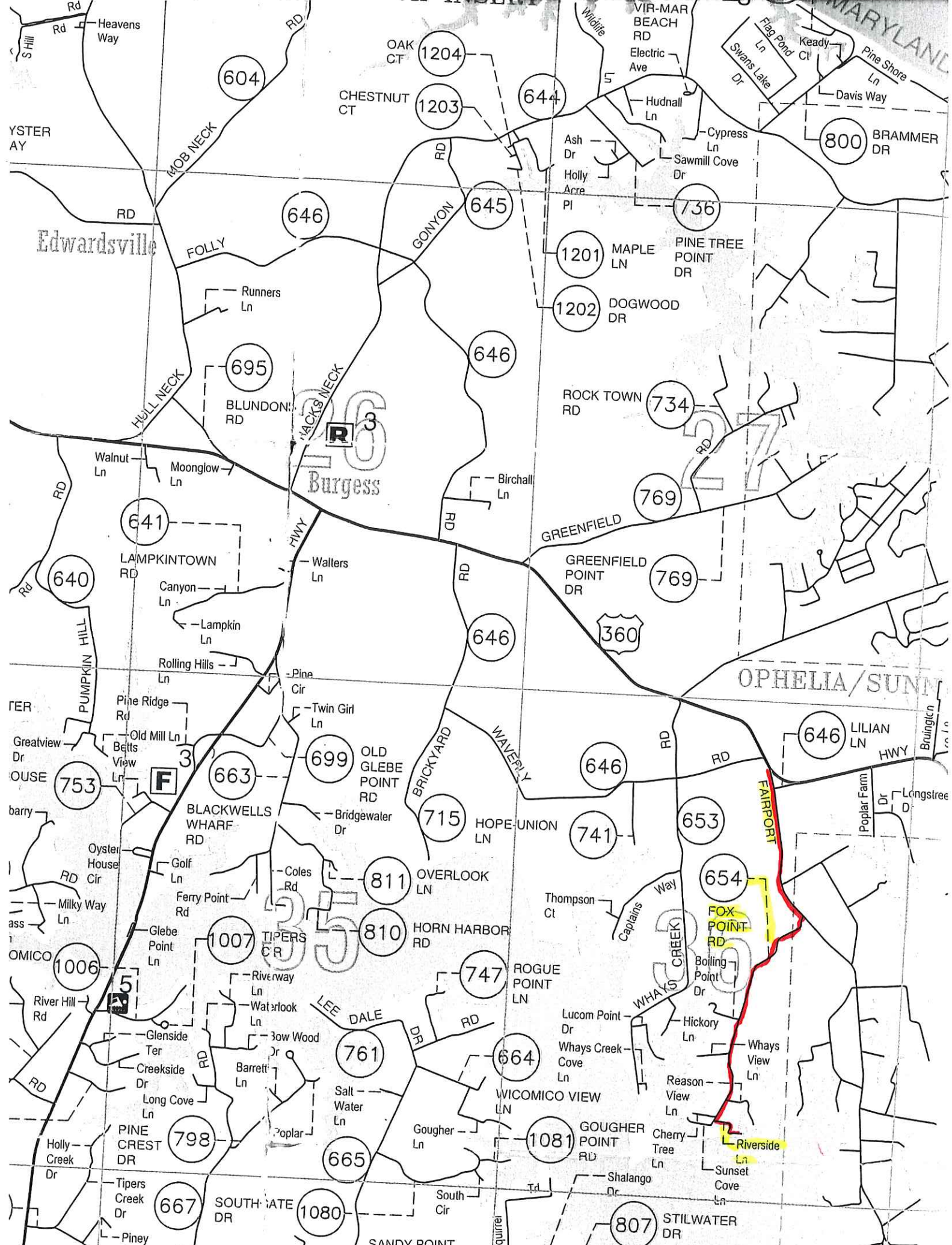
**FRONT SETBACK  
 VARIANCE PLAN**  
 SCALE: 1" = 20'

**GENERAL NOTES:**

1. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY. SITE INFORMATION AND BOUNDARIES BASED UPON LOCATION SURVEY PREPARED FOR JOHN F. DUTTON, DATED OCTOBER 26, 2020, BY B. L. STALLINGS LAND SURVEYING, LLC.
2. CONTRACTOR SHALL CONTACT "MISS UTILITY" #931 OR 1-800-552-7001, AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
3. FOR WELL INFORMATION, SEE HEALTH DEPT. PERMIT #166-21-050.
4. FOR SEWAGE DISPOSAL INFORMATION, SEE HEALTH DEPT. PERMIT #166-23-023.

<p><b>BAYSHORE DESIGN, LLC</b>        8518 COPLER HIGHWAY HAGUE, VA. 22469 PH. 804/472-4439</p>	<p>PROJECT: NEW HOUSE        CLIENT: JOHN &amp; LISA DUTTON</p>
	<p>JOB # D 1282        DATE 07/06/23        DRAWN BY JLM        SCALE AS NOTED</p>





Edwardsville

Burgess

OPHELIA/SUNN

MARYLAND

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1204

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