



**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: Wanda V. Wachter		Address: 2218 Sherwood Hall La Alexandria, VA 22306
Telephone (H): 202-465-0222	Telephone (W):	Email: wanda@djwachter.com

Applicants Name: same as owner		Address:
Telephone (H):	Telephone (W):	Email:

Plan Preparer/Authorized Agent: Joel S. Pinnix, PE		Address: PO Box 100 Tappahannock, VA 22650
Telephone (H): 804-347-7176	Telephone (W):	Email: obsidianonsite@verizon.net

2. Property Information:

Tax Parcel #: 4B-6-29/30		Parcel Physical Address (If applicable): 493 & 503 Judith Sound Road	
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: 0.48	Magisterial District: Lottsburg	Date Property Purchased: Lots Combined, PL Vacated in 2025
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <input type="checkbox"/> No: two single family dwellings & one shed			Deed Book Page # : Inst #210002693 Inst #080003412
Board of Supervisor Representative: James W. Brann		What is the road name or route number on which your property is located? Judith Sound Road	
Directions to Property: Rt. 360 West. Right on Rt. 624. Left onto Judith Sound Road to the end.			

Office Use Only:		Application #: 25 - ZV - 005	
DATE RECEIVED: 7-8-25	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date 8-5-25	PAID STAMP: PAID	TYPE OF APPLICATION / FEE: 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: 2/13/2019

TREAS.
NORTHUMBERLAND
COUNTY

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): Residential - Zoned R2
Describe the proposed use/project (Use another sheet of paper if more space is needed): Residential - Zoned R2. Removing all existing structures and building a new primary dwelling. The redevelopment is shifting the new dwelling further from the road right of way, increasing the side yard setback dimensions and decreasing the 50' RPA buffer encroachment area.
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 Septic Permit issued HDID 166-23-268. Wetlands Permit, #22-0653, issued on May 20, 2022. Work on the bulkhead, groins and jetty has been completed. <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

ADJOINING PROPERTY OWNERS

Joel S. Pinnix, PE
P. O. Box 100
Tappahannock, VA 22650

Robert B. Pugh
469 Judith Sound RD
Lottsburg, VA 22511

Michael L. or Jennifer T. Chelgren
47 Shirley Road
Newport News, VA 23601

Chamberlain F. Cotton ETAL Trustees
& Brenda D. Cotton ETAL Trustees
250 Washington Street
Locust Grove, VA 22508

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) Wanda V. Wachter Date 7/8/25

Printed Name(s) Wanda V. Wachter

Signature of Applicant(s) Wanda V. Wachter Date 7/8/25

Printed Name(s) Wanda V. Wachter

Signature of Agent Joel S. Pinnix Digitally signed by Joel S. Pinnix Date 2025.07.17
Printed Name Joel S. Pinnix Date: 2025.07.17
08:31:24 -04'00'

The applicant and/or a representative shall be present at the hearing or the Board of Zoning Appeals will not hear the variance request.

Appendix F Zoning Variance

Please submit this appendix with your application.

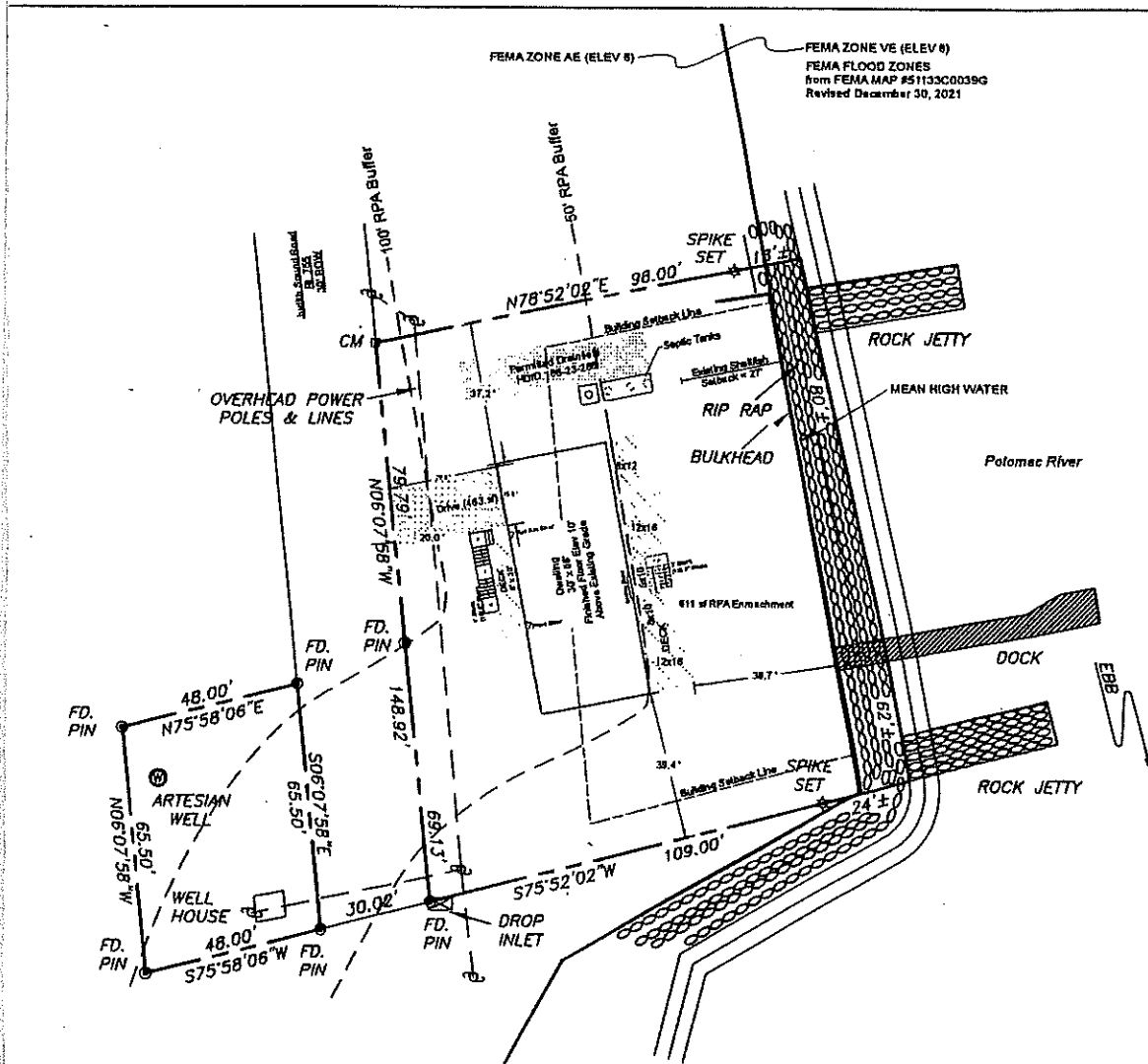
1. Please provide the following setbacks for all proposed structures:

Primary Structure:	
Road/Right-of-way <u>35' from Centerline</u>	Rear Yard <u>25'</u>
Left Side Line <u>10'</u>	Right Side Line <u>10'</u>
Height of Structure <u><= 35'</u>	
Secondary Structure: <u>NONE</u>	
Road/Right-of-way _____	Rear Yard _____
Left Side Line _____	Right Side Line _____
Height of Structure _____	

2. Please answer the following questions:

Will there be any fencing or landscaping? <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, describe and show on the site plan.)
No Fencing. Grassed Yard.
Have all attempts been made to meet the current zoning regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please explain.)
The Road Setback of 60' from the center line severely limits the proposed redevelopment and pushes the new dwelling well into the 50' RPA buffer. The proposed 35' road center line setback significantly reduces the 50's RPA buffer encroachment.

Office Use Only:
Part of application #: <u>25-ZV-005</u>
Date Received: <u>7-8-25</u>



REDEVELOPED CONDITIONS

GENERAL CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS PRIOR TO COMMENCING LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT.

ANY UNUSUAL SUBSURFACE CONDITION ENCOUNTERED SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

THE CONTRACTOR SHALL RESTORE AND CLEAN ALL DISTURBED AREAS UPON COMPLETION.

BOUNDARY INFORMATION SHALL BE CONFIRMED PRIOR TO ANY WORK.

THE LOCATION AND DEPTH OF ALL UTILITIES AND COORDINATION OF WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL CONTACT VA811.COM 1-800-552-7001 PRIOR TO ANY EXCAVATION OR UNDERGROUND WORK.

0,909 sf)

13 = 3,470 sf

le 50'

the 50'

us cover
shown
in, resulting
over, and a net
reaching

APPROVED BY:

ZONING OFFICIAL
NORTHUMBERLAND COUNTY

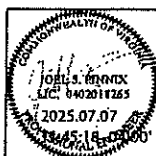
DATE

Owner:
Wanda V. Wehler
2218 Shenwood Hall Lane
Alexandria, VA 22308
202-465-0222

Project:
493 Judith Sound Road
TM 4B-6-28/30
Northumberland County, VA

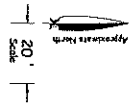
Drawn By: JSP
Date: 07-07-2025
Revised:
Scale: As Shown

Obsidian OnSite Services, Inc.
P.O. Box 100
Tappan, VA 22660
(541) 347-7178



Plan of Development
TAX MAP 4B-6-29/30
NORTHUMBERLAND COUNTY, VA

Note: Data resulting from this map was prepared by P&H, Inc., dated November 20, 2024, 100% percent (P&H) 100% (P&H) and field mapping by GSI.

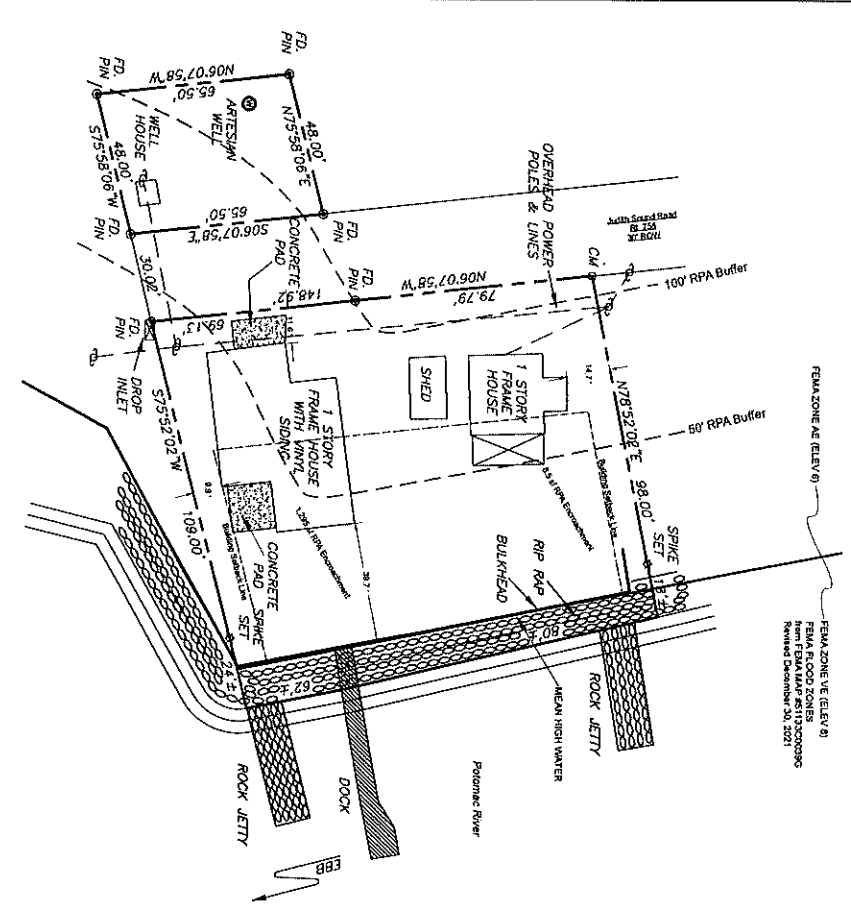


GENERAL EROSION AND SEDIMENT CONTROL NOTES

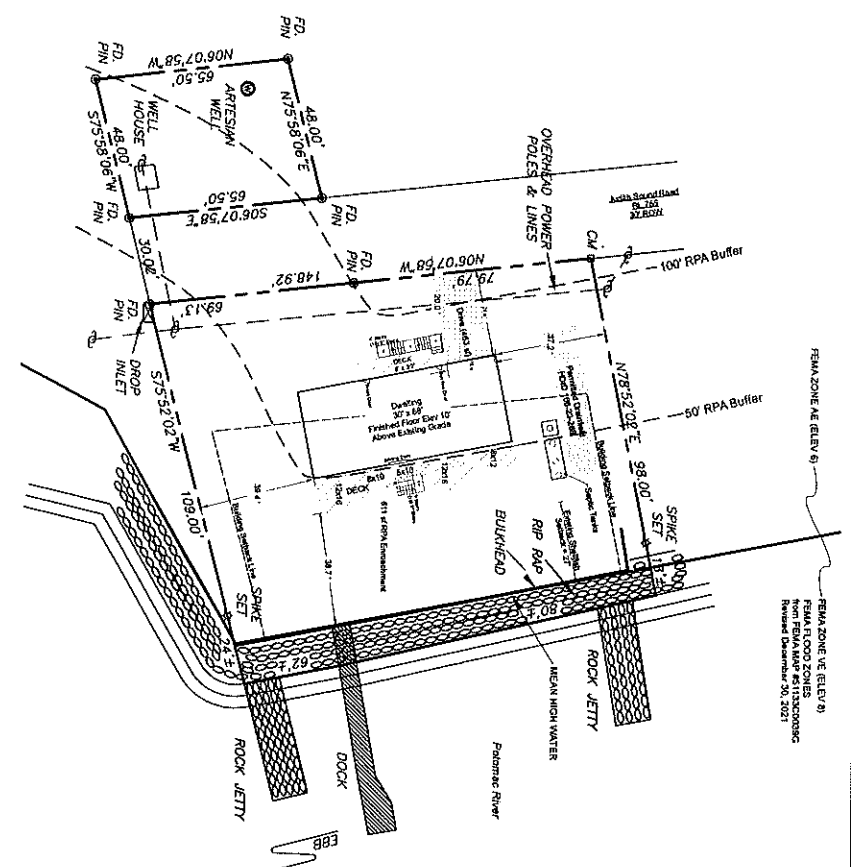
As allowed by County Ordinance No. 10-2019, the applicant is required to install and maintain erosion and sediment control measures on all disturbed areas during construction. The following minimum standards shall apply:

- 1) EROSION CONTROL MEASURES: ALL DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SOIL SURFACE AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 2) SEDIMENT CONTROL MEASURES: SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM ENTERING ADJACENT WATERSHEDS OR BODIES OF WATER.
- 3) SLOPE PROTECTION: ALL EXPOSED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
- 4) STORMWATER MANAGEMENT: STORMWATER SHALL BE MANAGED TO PREVENT FLOODING AND EROSION.
- 5) BEST MANAGEMENT PRACTICES (BMPs): BMPs SHALL BE FOLLOWED TO MINIMIZE EROSION AND SEDIMENTATION.
- 6) INSPECTION AND MAINTENANCE: EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.
- 7) RESTORATION: DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
- 8) RECORD KEEPING: RECORDS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED.

EXISTING CONDITIONS



REDEVELOPED CONDITIONS



Total Area	0.48 ac (21,900 sf)
Impervious Cover	
Existing	3,995 sf
Redeveloped	3,007 + 483 = 3,490 sf
NET DECREASE	10.2%

Existing Impervious Area inside the 50' CBPA Buffer: 1,253 sf
Proposed Impervious Area inside the 50' CBPA Buffer: 811 sf

All existing buildings and impervious cover will be removed and replaced with pervious cover in the Redeveloped Conditions plan, resulting in a net decrease of impervious cover, and a net decrease of impervious cover encroaching in the 50' CBPA Buffer.

APPROVED BY: _____
NORTHUMBERLAND COUNTY

Owner: _____
Project: _____
Date: _____
Scale: _____



