



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: <u>Joon Lee</u>		Address: <u>859 Main St. Reedville, VA</u>
Telephone (H):	Telephone (W): <u>703 963 6718</u>	Email: <u>jenmitaly@yahoo.com</u>

Applicants Name: <u>Kristy Lee</u>		Address: <u>859 Main St Reedville, VA</u>
Telephone (H):	Telephone (W): <u>703 963 6719</u>	Email: <u>jenmitaly@yahoo.com</u>

Plan Preparer/Authorized Agent: <u>Tomlin & Keyser Land Surveys</u>		Address: <u>804 809 Jessie Dupont Memorial Hwy Burgess, VA 22432</u>
Telephone (H):	Telephone (W): <u>804 453-4100</u>	Email: <u>officeoftomlinkeyser@yahoo.com</u>

2. Property Information:

Tax Parcel #: <u>38B-1-76</u> <u>23945002</u>		Parcel Physical Address (If applicable): <u>859 Main St. Reedville</u>	
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: <u>Seg 1: 1 Ac</u> <u>Seg 2: .24 Ac</u>	Magisterial District: <u>Fairfields</u>	Date Property Purchased: <u>12/8/21</u>
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <u>Victorian Coach House Cottage</u>		Deed Book Page # : <u>606-589</u>	
Board of Supervisor Representative: <u>Charles "Chip" Williams, IV</u>		What is the road name or route number on which your property is located? <u>Main St.</u>	
Directions to Property: <u>360 East 'til the end.</u>			

Office Use Only:		Application #: <u>25-ZV-006</u>	
DATE RECEIVED: <u>10/2/25</u>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <u>12/2/25</u>	PAID STAMP: <u>NOV 12 2025</u> TREAS. NORTHUMBERLAND COUNTY	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input type="checkbox"/> Conditional Use - \$1000 <input type="checkbox"/> Conditional Use Boathouse - \$1000 <input type="checkbox"/> Conditional Use Solar - \$1500 <input type="checkbox"/> Exception to the Bay Act - \$500 <input type="checkbox"/> Subdivision Variance - \$500 Zoning <input checked="" type="checkbox"/> Variance - \$500

3. Description of Request:

Type of Request (check one):

☐ Conditional Use

☐ Exception to the Bay Act

☐ Subdivision Variance

☒ Zoning Variance

What is the current use? (Use another sheet of paper if more space is needed):

Dwelling primary use.

Describe the proposed use/project (Use another sheet of paper if more space is needed):

Divide parcel to have dwelling on each parcel

Have you discussed this request with any State and/or Federal agencies that may require a permit? (Health Department, Virginia Department of Transportation, etc.)

☐ Yes (If yes, please explain)

☒ No

Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request?

☐ Yes (If yes, please explain)

☒ No

Has any portion of this request for which you are seeking a permit been completed or commenced?

☐ Yes (If yes, please explain)

☒ No

ADJOINING PROPERTY OWNERS

Frederick M. Nutt
c/o Chesapeake Holdings LLC
232 Foukstone RD
Holly Rodge, NC 28445

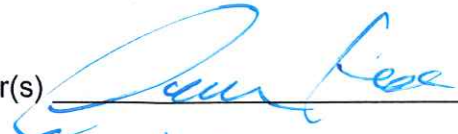
NNK INC
P. O. Box 527
Reedville, VA 22539


Elizabeth W. & Thomas Brian Kelly
c/o Elizabeth W. Nuckols
132 Westmoreland Street
Richmond, VA 23226

Frank C. or Muriel A. Digiovanni
6487 Overlook Drive
Alexandria, VA 22312

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-'25
Printed Name(s) Soon Lee

Signature of Applicant(s)  Date 7-7-'25
Printed Name(s) Kristy Lee

Signature of Agent _____ Date _____
Printed Name _____

The applicant and/or a representative shall be present at the hearing or the Boards will not hear the 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 _____ Rear Yard _____

Left Side Line _____ Right Side Line _____

Height of Structure _____

Secondary Structure:

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? ☐ Yes ☒ No (If yes, describe and show on the site plan.)

Have all attempts been made to meet the current zoning regulations?
☒ Yes ☐ No (Please explain.)

Office Use Only:

Part of application #: 25-ZV-006

Date Received: 10/2/25

Pros and Cons for Sub-Dividing the Gables

For:

- Usually, sub-division request is followed by zoning permit to build structures. This is not what we'll be doing w/ the our property.
- Similar request was granted for 811 Main Street (Morris House) diagonally across the street. That structure is similar to 859 Main Street in that it had multiple structures and it too was a historic "anchor" victorian much like the Gables
- .
- Already in place, we have 2 addresses (859 and 863) for the lot.
- Already in place, we have separate utilities established for 859 and 863... water, electricity, etc. but not internet (more on this later). There is also an existing knee wall separating the proposed property boundaries.
- Splitting the lot into 2 would bring zoning more in compliance as there currently exists 3 structures on 1 lot. Our understanding is that 2 is the maximum allowed.. The sub-division of the lot would mean that 859 would have 1 structure (Gables\Victorian) and 863 would have 2 (Cottage and the Coach House Inn)
- The Gables would fall more in line w/ the other homes on the street in terms of lot size, look and feel, etc
- .
- We would avoid the immense confusion with our guests driving around looking for the individual homes. We reference "The Gables" as a collection of 3 disparate homes but we get comments from our guests stating that they had struggles with finding our place, thinking that they would end up staying at the Victorian, etc. etc. This constant source of confusion - "Gables is captain Fisher's Victorian" or "Gables represents the grounds for all 3 homes" - has caused us immense hardship
- .
- The Gables Victorian in no way has the similar "look and feel" to the other 2 structures. The other 2 structures are more modern, and we were told that the structures were originally ancillary buildings to support staff housing and animals (horses and dogs).
- The Victorian could still stand tall, centered on a lot close to .75 Acre., per current zoning area regulations
- .
- We are currently paying over \$10,000/yr in insurance. A huge chunk of that is due to the fact that our cottage which is on the side of coach house inn (right as you view property from the street) has a small area which falls into the flood zone according to one of the

flood maps that insurance companies use. This property has never experienced flooding; however, we can better isolate cost if we were to obtain separate policies for the Victorian.

- We are having difficulty in getting Internet to the Gables Victorian as Breezeline is contending that they already have supplied internet service to our home.
- We would like to request sub-division and re-zoning as Coach House Inn operates more as an Inn, Gables more as a residence

Against:

- The 2 structures on 863 would not meet the .75 Acre per lot requirement per current zoning area regulations. This said, houses of similar age and style all along Main St. do not currently meet this requirement.
- Higher density 'though we believe this won't really be an issue since our structures are already existing and we have no plans for building additional structures on either of the proposed lots.

DIVISION SURVEY
OF THE LAND OF
JOON K. LEE
KRISTY Y. LEE
FAIRFIELD MAGISTERIAL DISTRICT
NORTHAMBERLAND COUNTY, VIRGINIA

GENERAL NOTES

- 1) THIS SURVEY DOES NOT REFLECT TOPOGRAPHIC FEATURES AND \ OR SOIL STUDIES.
- 2) THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 3) PROPERTY REFERENCES: INSTRUMENT #202102583

4) PROPERTY IS STANDING IN THE NAME OF:
JOON K. LEE AND KRISTY Y. LEE

NOTE: ALL BOUNDARY LINES DETERMINED BY PREVIOUS SURVEYS AND FOUND POINTS. DIVISION LINE BY THIS SURVEY.

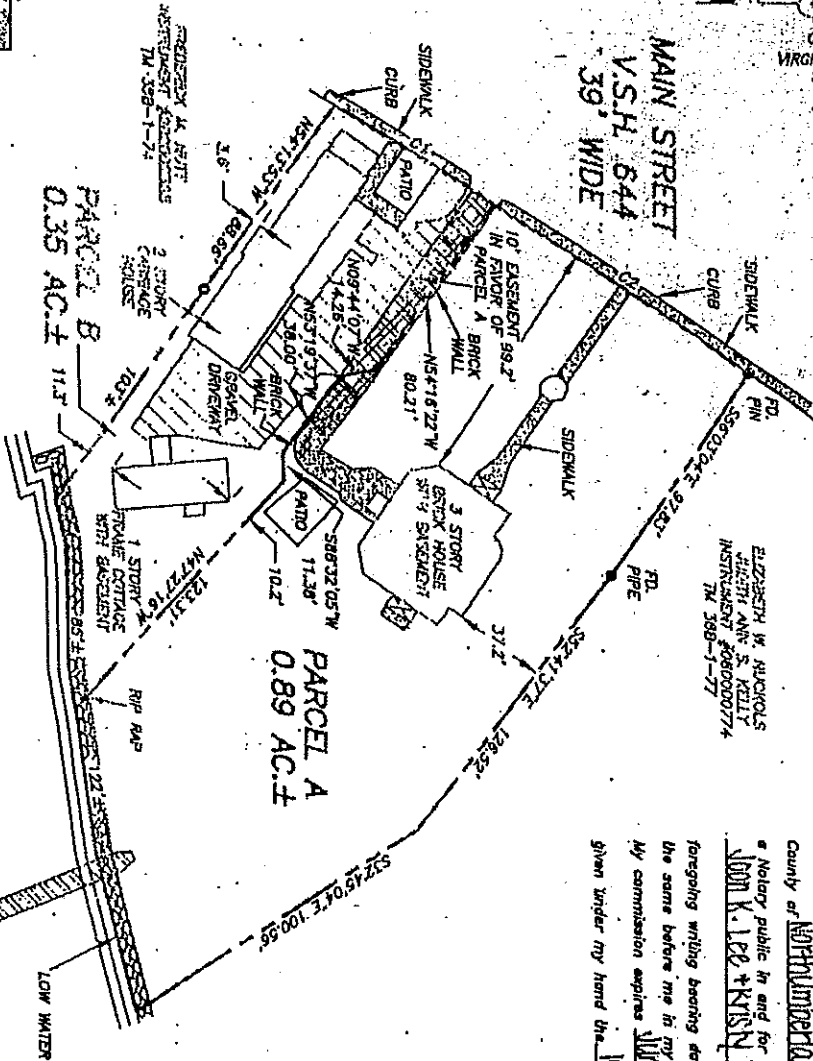
TOTAL AREA - 1.24 AC.±

ORVD NORTH
VIRGINIA STATE PLANE
SOUTH ZONE

APPROVED BY:
SUBDIVISION AGENT
NORTHAMBERLAND COUNTY, VIRGINIA
DATE:

ELIZABETH W. NICHOLS
VIRGINIA LAND SURVEYOR
INSTRUMENT #208000774
TM 368-1-77

MAIN STREET
V.S.H. 644
39' WIDE



COCKRELL CREEK

EBB

DOCK

BOAT HOUSE

LOW WATER

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	73.70'	2845.29'	1°29'03\"	S31°37'25\"W	73.70'
C2	170.04'	2845.29'	2°25'02\"	S33°54'26\"W	170.03'



OWNER'S CERTIFICATE

The Division Survey of the land of Joon K. Lee and Kristy Y. Lee as it is done with the free consent and is in accordance with the laws of the State of Virginia.

Date: 5-14-2025

State of Virginia
County of Northumberland to wit: DESTINY MCKINLEY
a Notary Public in and for the County and State aforesaid do hereby
JOON K. LEE & KRISTY Y. LEE owners whose ac
foregoing writing bearing date on this 14th day of MAY 2025
the same before me in my jurisdiction aforesaid.
My commission expires JUNE 30, 2026

given under my hand the 14th day of MAY 2025.

DESTINY MCKINLEY
Notary Public

I CERTIFY THIS IS
IS CORRECT TO THE
AND BELIEF SUB
SERVICES AND
THIS SURVEY IS
FIELD SURVEY.

DATE MAY 12, 2025
JESSIE D. TOMLIN
809 JESSIE DR
BURKE
DRAWN BY: JDT
CHECKED BY: PJ

GRUD NORTH
VIRGINIA STATE PLANE
SOUTH ZONE

~~ OWNER'S CERTIFICATE ~~

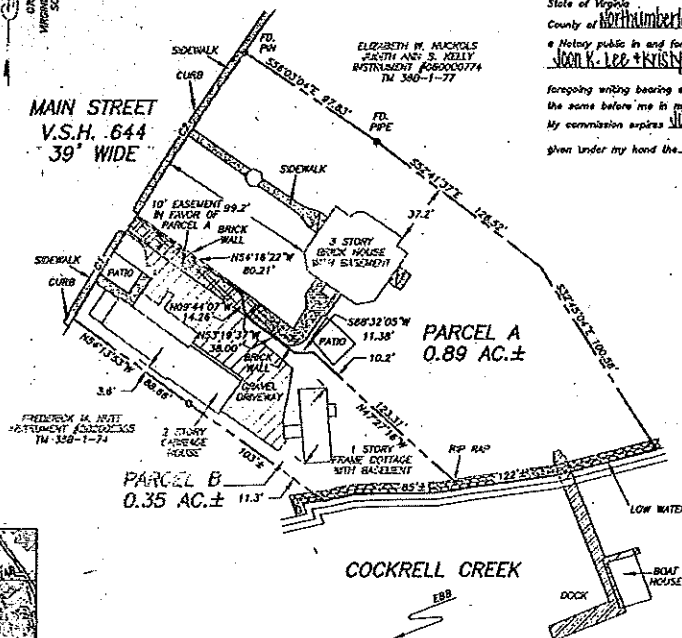
Date: 5-19-2025

~~Dealing with~~
History PubCo

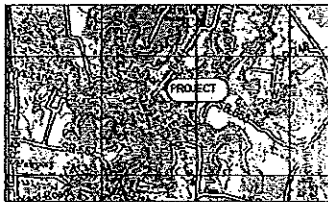
GENERAL NOTES

- 4) PROPERTY IS STANDING IN THE NAME OF:
JOHN K. LEE AND KRISTY Y. LEE
- NOTE: ALL BOUNDARY LINES DETERMINED BY
PREVIOUS SURVEYS AND FOUND POINTS, DIVISION
LINE BY THIS SURVEY.

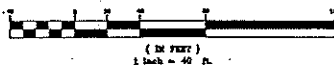
MAIN STREET
V.S.H. 644
39' WIDE



LOCATION MAP



GRAPHIC SCALE



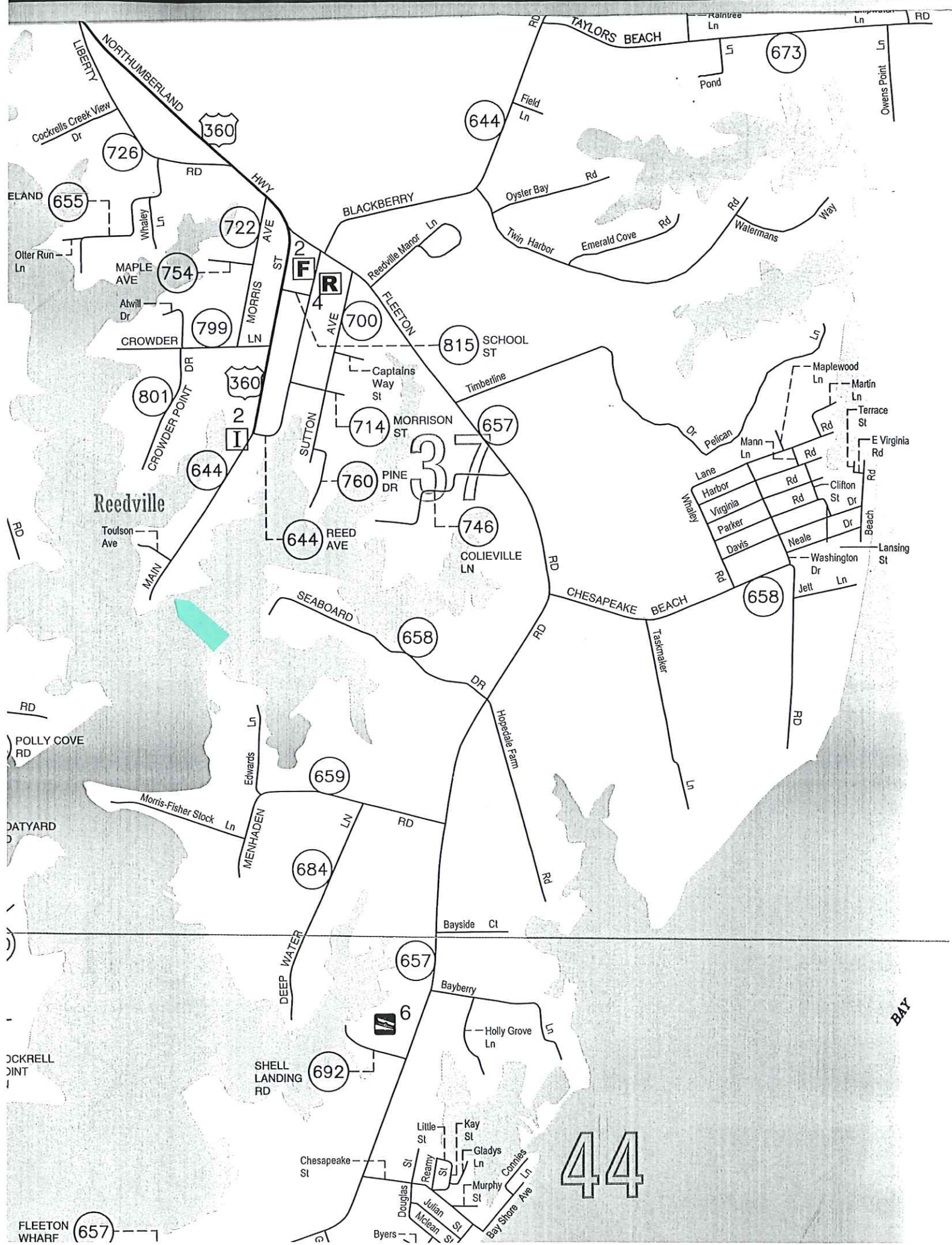
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	73.70'	2845.23'	1°29'03"	S31°57'25"W	73.70'
C2	120.04'	2845.23'	2°25'02"	S35°54'28"W	120.03'



I CERTIFY THIS PERMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

DATE: MAY 12, 2025 SCALE: 1" = 40'
TOMLIN & KEYSER
 (804) 453-4100
 809 JESSE DUPONT HIGHWAY, P.O. BOX 98
 BURGESS, VIRGINIA 22432
 DRAWN BY: 2004 JOB NO. AF 572-2
 CHECKED BY: PLK FLD. BK. PG.
 SECT. NLS. 28-1-78 DATA:
 DRAWING NAME: GABLES





Reedville

CHESAPEAKE BEACH

TAYLORS BEACH

37

44

FLEETON WHARF (657)

BAY