



# 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>RICE'S HOTEL / HUGHLETT'S TAVERN FOUNDATION</b>		Address: <b>73 MONUMENT PLACE HEATHSVILLE, VA. 22473</b>
Telephone (H):	Telephone (W):	Email: <b>P.O. BOX 579</b>

Applicants Name: <b>RICE'S HOTEL / HUGHLETT'S TAVERN</b>		Address: <b>73 MONUMENT PLACE HEATHSVILLE, VA. 22473</b>
Telephone (H):	Telephone (W):	Email: <b>(703) 850-1288</b>
<b>CONTACT: RALPH HENDERSON</b>		

Plan Preparer/Authorized Agent: <b>EDA / ROBBIE NELSON</b>		Address: <b>5273 JESSIE DURANT HWY. WILKESVILLE, VA. 22579</b>
Telephone (H):	Telephone (W): <b>804 580 2227</b>	Email:

## 2. Property Information:

Tax Parcel # : <b>16A (1) 032 A</b>		Parcel Physical Address (If applicable): <b>73 MONUMENT PLACE HEATHSVILLE, VA. 22473</b>	
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input 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:	Magisterial District:	Date Property Purchased:
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <b>4 BUILDINGS INC. BLACKSMITH HOUSE, TAVERN MEETING BUILDING, BLACKSMITH TAVERN</b>			Deed Book Page # :
Board of Supervisor Representative: <b>Keith Harris RICHARD HAYNIE JR</b>		What is the road name or route number on which your property is located? <b>RT 1002</b>	
Directions to Property: <b>DIRECTLY BEHIND COUNTY COURTHOUSE</b>			

Office Use Only:		Application #: <b>26-ZV-002</b>	
DATE RECEIVED: <b>2-9-26</b>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <b>3-3-26</b>	PAID STAMP: <b>FEB 10 2026</b> 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):

UNDEVELOPED PORTION OF LAND OWNED BY THE TAVERN FOUNDATION. LOCATED BETWEEN THE REAR OF REE'S TAVERN AND THE CARRIAGE HOUSE, ADJACENT TO SERVICE ROAD RT. 1002

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

TO BUILD A ONE STORY 50'x50' BUILDING FOR THE WOODWORKERS GUILD TO BETTER ACCOMMODATE THE GUILD'S NEED FOR A LARGER SPACE TO: WORK, HOLD MEETINGS, CREATE WOOD PROJECTS, HOLD INSTRUCTIONAL MEETINGS, AND TEACH PUBLIC CLASSES. AND SERVE THE TAVERN FOUNDATION. THE VARIANCE IS TO ALLOW THE PROPOSED BUILDING TO BE A DISTANCE OF 2'-0" FROM THE PROPERTY LINE ALONG ROUTE 1002. THIS WOULD BE BUILDING AN ADDITIONAL 10' CLOSER TO ROAD THAN (SEE ATTACHED SURVEY)

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)

SITE SURVEY & LOCATION OF PROPOSED BUILDING

☐ No

## PROPOSED USE CONTINUED:

- CLOSER TO ROUTE 1002 THAN PREVIOUS VARIANCE THAT WAS GRANTED ON 5/16/2025, OUR REASON FOR THE NEW VARIANCE IS TO ALLOW FOR ADEQUATE SHOP/MEETING SPACE IN THAT THE ORIGINAL PROPOSE 40'x50' BUILDING INCLUDED A 16'x50' WALK-UP ATTIC SPACE, OUR GUILD COULD NOT ACCOMMODATE THE NEED FOR THE FIRE RATINGS AND FIRE SUPPRESSION SYSTEMS REQUIRED FOR THE SECOND FLOOR AREA. THE ADDITIONAL 10' DEPTH OF THE NEW BUILDING ENCLOSED, TO SOME EXTENT, ON THE GRASS AREA COURTYARD, BEHIND THE TAVERN. IT IS NECESSARY TO KEEP THIS AREA OPEN AS MUCH AS POSSIBLE FOR FARMERS MARKETS AND OTHER EVENTS THAT THE TAVERN FOUNDATION HOLDS. MOVING THE PROPOSED BUILDING 10' CLOSER TO RT. 1002 WOULD GIVE US THE SQUARE BUILDING FOOTAGE WE NEED WITHOUT ENCROACHING ON THE CENTER GRASS COURTYARD.

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, 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?
	NORTHUMBERLAND CO.	PO BOX 129	<input type="checkbox"/> Yes <input type="checkbox"/> No
	C/O LATRELL TAYLOR	HEATHSVILLE, VA.	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input 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
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<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 \_\_\_\_\_

Printed Name(s) \_\_\_\_\_

✓ Signature of Applicant(s) Patricia M. Reilly Date 2/9/2026  
Printed Name(s) Patricia M. Reilly

Signature of Agent Ralph Hendrickson Date 2/9/2026

Printed Name RALPH HENDRICKSON

335 SHADE TREE LANE  
HEATHSVILLE, VA. 22473  
703 850-1288  
RAH7138@GMAIL.COM

**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 <u>2'-0"</u>
Left Side Line <u>27'-0"</u>	Right Side Line <u>61'-0"</u>
Height of Structure <u>DDP 24'</u>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, describe and show on the site plan.) <u>BRICK PAVES FOR WALK CONNECTING WALKWAYS OF ADJACENT BUILDING TO PORCH OF PROPOSED BUILDING</u>
Have all attempts been made to meet the current zoning regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Please explain.) <u>ATTEMPTS TO LOCATE BUILDING IN ALTERNATE AREA OF PROPERTY PROVED TOO SMALL TO ACCOMMODATE REQUIRED BUILDING SIZE. LOCATING BUILDING IN CENTER CROSS CROWN WOULD INTERFERE WITH TOWN ACTIVITIES</u>

Office Use Only:
Part of application # : <u>26-ZV-</u>
Date Received: _____

MONUMENT PLACE  
STATE ROUTE 1004

TM 16A-1-33  
COUNTY OF NORTHUMBERLAND

IN 16-1-32  
COUNTY OF NORTHBERLAND  
DB 351, PG 373  
DB 391, PG 256

DRAINFIELD EASEMENT  
PARCEL

TM 16A-1-32  
COUNTY OF NORTHUMBERLAND  
DB 351, PG 373  
DB 381, PG 255



