



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: Adam and Lauren Garber		Address: 109 Bay Shore Ave. Reedville, VA 22539
Telephone (H): 804-495-7655	Telephone (W): 804-495-7658	Email: adam.m.garber@gmail.com laurengarberhomes@gmail.com

Applicants Name:		Address:
Telephone (H):	Telephone (W):	Email:

Plan Preparer/Authorized Agent:		Address:
Telephone (H):	Telephone (W):	Email:

2. Property Information:

Tax Parcel #: 45B-3-04-020; 45B-3-01-009		Parcel Physical Address (If applicable): <i>109 Bay Shore Ave</i>		
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> B-1 <input type="checkbox"/> M-1	Acreage: 0.44	Magisterial District: <i>NF</i>	Date Property Purchased: 12/1/2025	
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) 3 bedroom 2 full bath home <input type="checkbox"/> No:			Deed Book Page #:	
Board of Supervisor Representative: <i>Charles Williams</i>		What is the road name or route number on which your property is located? Bay Shore Ave.		
Directions to Property: Turn on to Chesapeake Street from Fleeton Road. Remain on Chesapeake until it turns into Bay Shore Avenue				

Office Use Only:

DATE RECEIVED: <i>12-18-25</i>	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date <i>2-12-26</i>	PAID STAMP: <i>RECEIVED</i>	TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" 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 Varlance - \$500 Zoning Varlance - \$500
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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):

The property is currently being used as a secondary residence for the owners and their family.

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

While the owners plan to use the property as a secondary residence/vacation home with their family, they would like the option to offer the home as a short-term rental when unable to use the property personally.

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)

We contacted the Northumberland County health department regarding permitted beds/bathrooms for the property, however the property is connected to sewer. They only have documentation regarding the approval of the current artesian well.

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

Katherine Davis
c/o Michael and Shelia Bishop
5212 Belle Plains Drive
Centreville, VA 20120

K & H Electric, Inc.
P. O. Box 937
North Beach, MD 20714

Beverly Jean Ange or Christina M. King
7225 Mecklenburg Drive
Warrenton, VA 20187

Marie Payne Johnson Trustee
420 Greens Court
Culpeper, VA 22701

Michael W. or Shelia P. Bishop
5212 Belle Plains Drive
Centreville, VA 20120

Bruce A. Davis
16601 Mosswood Drive
Hamilton, VA 20158

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) *Adam Jark* Date 12/18/2025

Printed Name(s) Adam and Lauren Garber

Signature of Applicant(s) _____ Date _____

Printed Name(s) _____

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 B

Conditional Use Additional Information

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. Additional Information

Will there be parking on the property? Yes No

If yes, please indicate the number of spaces being provided. 4

Will there be any fencing or landscaping? Yes No

If yes, please explain.

There is currently a fence on one side of the house and partial back yard adjacent to the house

Will there be any lighting? Yes No

If yes, please indicate the type and number of lights being used.

There is a motion-activated Ring flood light on one of the side entrances that shines light on a portion of the back yard and front driveway

Will there be any signs associated with the request? Yes No

If yes, please indicate the size and number of signs.

All permits will need to be obtained from the Office of Building & Zoning for signage.

Office Use Only:

Part of application #: 25-CU-007

Date Received: 10/13/25

LOT LINE VACATION SURVEY FOR
WILLIAM F. WEBSTER &
DENISE C. WEBSTER
BEING LOTS 13, 19, & 20, BLOCK 4,
SECTION 1 IN THE FLEETON BEACH SUBDIVISION
FAIRFIELD MAGISTERIAL DISTRICT
NORTHERN BERMUDA COUNTY, VIRGINIA

BEING LOTS 13, 19, & 20, BLOCK 4,
ON 1 IN THE FLEETON BEACH SUBDIVISION
FAIRFIELD MAGISTERIAL DISTRICT
ORTHUMBERLAND COUNTY, VIRGINIA

LOT LINE VACATION SURVEY FOR
WILLIAM F. WEBSTER &

DENISE C. WEBSTER

BENIGN LOTS 13 19 & 20 BLOCK 4

BEING EONS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
IN 1 IN THE FLEETON BEACH SUBDIVISION
EARLIER D MAGISTERIAL DISTRICT

**PAUL JELL MAGAZINE
NORTHUMBERLAND COUNTY, VIRGINIA**

NOTES.

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNERS: WILLIAM F. WEBSTER & DENISE C. WEBSTER
INSTR. NO. 11002120
- 3) PROPERTY ADDRESS IS 108 BAYSHORE AVENUE
- 4) SEE DEED BOOK 255, PAGE 389 FOR EASEMENTS ENCUMBERING AND BENEFITING THIS LOT.
- 5) ALL INTERNAL LOT LINES ARE HEREBY VACATED AND THIS IS TO BECOME ONE PARCEL.



CERTIFIED LAND SURVEYOR

MAILING ADDRESS: P. O. BOX 1597
TAPPAHANNOCK, VA. 22560
PHONE 304-443-6426

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