



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:		Application # <i>25-CU-007</i>	
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 Withdrawn Meeting Date 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>PAID \$1000</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 Variance - \$500 Zoning <input type="checkbox"/> Variance - \$500

3. Description of Request:

Type of Request (check one):	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Exception to the Bay Act <input type="checkbox"/> Subdivision Variance
<input type="checkbox"/> 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.)	
<input checked="" type="checkbox"/> 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.
<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

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

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

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

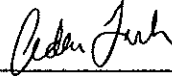
K & H Electric, Inc.
P. O. Box 937
North Beach, MD 20714

Marie Payne Johnson Trustee
420 Greens Court
Culpeper, VA 22701

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)  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.

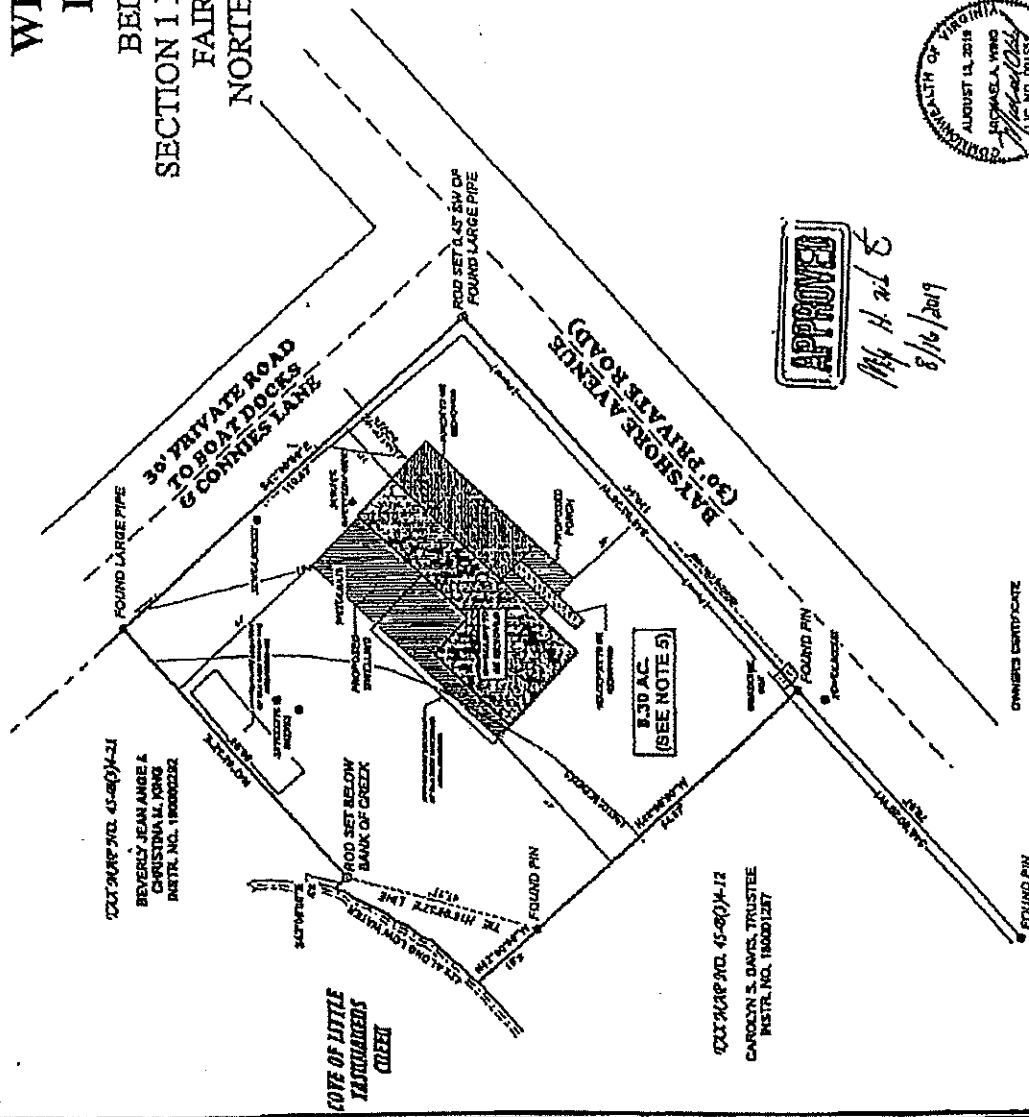
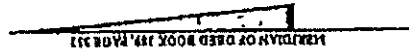
All permits will need to be obtained from the Office of Building & Zoning for signage.

Office Use Only:

Part of application #: 25-CU-007

Date Received: 12/18/25

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
 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. 110002100
- 3) PROPERTY ADDRESS IS 109 BAYSHORE AVENUE
- 4) SEE DEED BOOK 255, PAGE 389 FOR EASEMENTS
 ENCUMBERING AND BENEFITTING THIS LOT.
- 5) ALL INTERNAL LOT LINES ARE HEREBY VACATED AND
 THIS IS TO BECOME ONE PARCEL.



May H. H. H.
8/16/2019

OWNERS CERTIFICATE
 We, the undersigned, do hereby certify that the above described lot is the same as the lot described in the deed of conveyance to us, and that we have no objection to the same being surveyed and platted as shown on the above plat.

William F. Webster
Denise C. Webster
 Dated: 8/15/2019
 Signed: 8/15/2019

State of Virginia, County of Northumberland, I, Michael A. Wind, a duly Licensed Land Surveyor, do hereby certify that the above described lot is the same as the lot described in the deed of conveyance to us, and that we have no objection to the same being surveyed and platted as shown on the above plat.

Michael A. Wind
 Surveyor
 My Commission Expires: Dec. 31, 2021



MICHAEL A. WIND, CERTIFIED LAND SURVEYOR

P.O. BOX 1597
 TAPPAHANNOCK, VA 22560
 PHONE 804-443-6426

DATE: JULY 22, 2019
 JOB NO: 916-1-4-20
 TAX MAP NO: 45-BD4-20
 SCALE: 20 PUP
 DISK NO: 128-11
 TPC NO: 19-54



