



**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: Graydon Hester		Address: 836 Horn Harbor Rd
Telephone (H): 571-271-8001	Telephone (W):	Email: HornHarbor1@gmail.com

Applicants Name: Graydon Hester		Address: 836 Horn Harbor Rd
Telephone (H): 571-271-8001	Telephone (W):	Email: HornHarbor1@gmail.com

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

2. Property Information:

Tax Parcel #: 36.1.31A1 36.1.31A1		Parcel Physical Address (If applicable): 731 Old Glebe Point Rd	
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: 1.98	Magisterial District: NF	Date Property Purchased: August 2022
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) House <input type="checkbox"/> No:		Deed Book Page #:	
Board of Supervisor Representative: A. Fisher		What is the road name or route number on which your property is located? Old Glebe Point Rd	
Directions to Property: 731 Old Glebe Point Rd			

Office Use Only:		Application #: 26-CU-002	
DATE RECEIVED: 3-4-26	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date: 5-14-26	PAID STAMP MAR 09 2026 NORTHUMBERLAND COUNTY	TYPE OF APPLICATION / FEE: 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 - \$600 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): Single family dwelling
Describe the proposed use/project (Use another sheet of paper if more space is needed): Single family dwelling with potential for two apartments
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) <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 checked="" type="checkbox"/> Yes (If yes, please explain) <input type="checkbox"/> No
Has any portion of this request for which you are seeking a permit been completed or commenced? <input checked="" type="checkbox"/> Yes (If yes, please explain) <input type="checkbox"/> No

ADJOINING PROPERTY OWNERS

Legacy Holdings, LLC
P. O. Box 328
Clementon, NJ08021

Thomas K. Rock
P. O. Box 731
Burgess, VA 22432

Terra Investment Group. LLC
4821 Morrison RD
Richmond, VA23230

Jacqueline R. Ness
670 Old Glebe Point Road
Burgess, VA 22432

Kyle J. Gaskins
c/o Gary Jackson ETUX
702 Old Glebe Point Road
Burgess, VA 22432

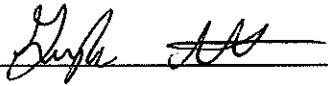
H. Lee Self, Jr.
P. O. Box 362
Callao, VA 22435

Kelly Land Development Corp.
P. O. Box 43
Burgess, VA 22432

Ruth A. Eskridge
P. O. Box 418
Catlett, VA 20119

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 2-26-2026

Printed Name(s) Graydon Hester

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.

PLAN OF DEVELOPMENT
OF THE LAND OF
GRAYDON HESTER
FAIRFIELD, MAGISTERIAL DISTRICT
NORTHAMPTON COUNTY, VIRGINIA

GENERAL NOTES

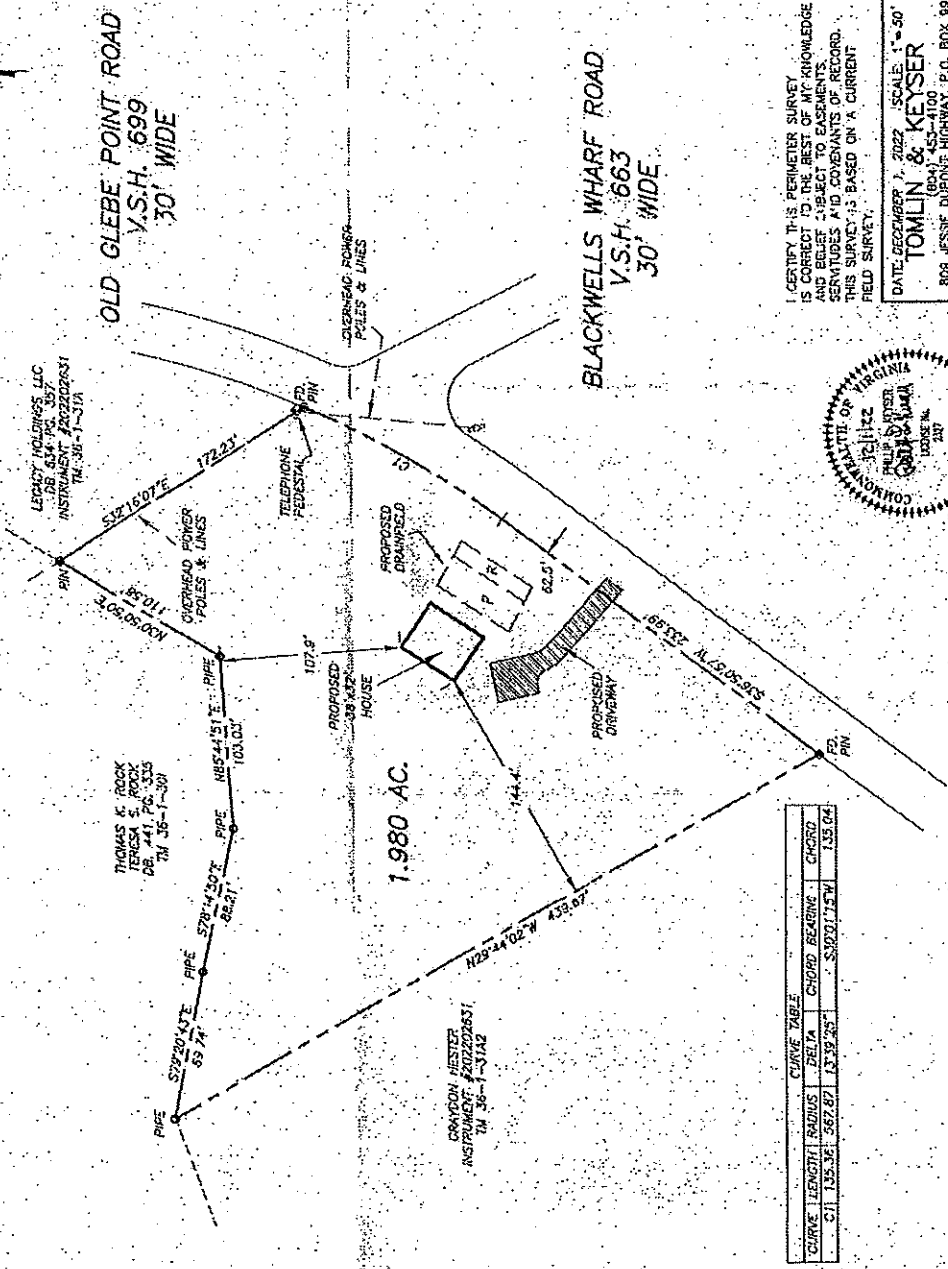
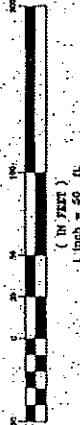
- 1) THIS SURVEY DOES NOT REFLECT TOPOGRAPHIC FEATURES AND \ OR SOIL STUDIES.
- 2) THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
- 3) PROPERTY REFERENCES:
INSTRUMENT #202202631
- 4) PROPERTY IS STANDING IN THE NAME OF GRAYDON HESTER

NOTE: ALL LINES DETERMINED BY PREVIOUS SURVEYS AND FOUND POINTS.

LOCATION MAP



GRAPHIC SCALE



CURVE LENGTH	RADIUS	DELTA	CHORD BEGING	CHORD
C1	135.36'	367.87'	13°39'25"	S102°17'54" W 135.04'

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: DECEMBER 7, 2022 SCALE: 1" = 50'
TOMLIN & KEYSER
(804) 453-4100
808 JESSIE DUPONT HIGHWAY, P.O. BOX 99
BRANHAM BRIDGE, VIRGINIA 22956
CHECKED BY: PJK DATE: 11/28/22
SECT. NO. 16-1-31A1 DATA:
DRAWING NAME: HESTER#119



OLD GLEBE POINT ROAD
V.S.H. 699
30' WIDE

BLACKWELLS WHARF ROAD
V.S.H. 663
30' WIDE

1.980 AC.

LEADLEY HOLDINGS, LLC
DB. 634-PC. 357
INSTRUMENT #202202631
TM 36-1-31A

THOMAS A. ROCK
TERESA S. ROCK
DB. 441-PC. 333
TM 36-1-301

GRAYDON HESTER
INSTRUMENT #202202631
TM 36-1-31A2

OVERHEAD POWER
POLES & LINES

TELEPHONE
POLES & LINES

PROPOSED
DRAINAGE

PROPOSED
HOUSE

PROPOSED
DRIVEWAY

PROPOSED POWER
POLES & LINES

107.9'

100.00'

144.4'

439.07'

62.5'

68.103' AL. 61.500'S

10.84'

NO. 150.50'E

S32°16'07"E

172.21'

PD PIN

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