

**Department of Planning &  
Development Services**

**Acting Director**

Earl W. Anderson, AICP, CZA

**Acting Deputy Director**

Caitlin Aubut, AICP, CZO



Building Safety  
Development Services  
Planning

September 22, 2025

**VIA EMAIL AND USPS**

Michael E. and Alison M. Thompson  
911 Bay Tree Beach Road  
Seaford, VA 23696

**RE: 911 Bay Tree Beach Road proposal**

Dear Mr. and Mrs. Thompson:

Thank you for your patience while I evaluated your proposal to establish the water side of your property as the front yard, with the construction of an accessory structure on your property having a proposed setback of 7.45ft from the southernly property line.

Pursuant to Sections 24.1-104 and 24.1-225 (f) of the York County Zoning Ordinance, the Zoning Administrator may establish the location of the front, side, and rear lot lines and the associated yards for lots which abut a water body; after evaluating the configuration of the property, the character and orientation of surrounding existing land uses, the points of access to the property, and the existing building orientations as deemed appropriate. Generally, lots which abut a water body are oriented towards that view, and as such I have determined that the property boundary which abuts the public street frontage of Bay Tree Beach Road may be deemed the rear of your property. Therefore, you may install an accessory structure as proposed, if the structure is at least ten ft. (10ft.) from the dwelling, and fifty feet (50ft.) from the rear property line (Bay Tree Beach Road).

I hope this letter answers all of your concerns. If you have any additional questions, please feel free to contact me at (757) 890-3540.

Sincerely,

Dina Goode, CZA  
Zoning Administrator

Enclosure

Copy: Joycelyn Y. Corbin, Senior Zoning Official

**P.O. Box 532 • Yorktown, Virginia 23690-0532**  
**(757) 890-3531 • Email: [devsrv@yorkcounty.gov](mailto:devsrv@yorkcounty.gov)**  
*A Hampton Roads Community*

Mr. & Mrs. Thompson

September 16, 2025

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***NOTICE***

**In accordance with Section 15.2-2311 of the Code of Virginia, a decision of the Zoning Administrator, or any order, requirement, decision or determination of an administrative officer in the enforcement of the Zoning Ordinance may be appealed within thirty (30) days to the Board of Zoning Appeals, and, if not, the decision, order or requirement shall be final and unappealable. The filing fee for an appeal application is \$350. Information regarding the appeal application process can be obtained by contacting the Secretary of the Board of Zoning Appeals (757-890-3531).**