



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

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March 4, 2016

Helen Evans
1660 Dudley Mountain
Charlottesville, Virginia 22903

**RE: LOD201500017 - OFFICIAL DETERMINATION OF PARCELS OF RECORD AND
DEVELOPMENT RIGHT - Tax Map 89, Parcels 63**

Dear Ms. Evans:

The County Attorney and I have reviewed the title information for the above-noted property. It is the County Attorney's advisory opinion and my official determination that Tax Map 89, Parcel 63 is one (1) parcel of record, being 170.72 acres in size, with three (3) theoretical development rights and that The basis for this determination follows.

Albemarle County records indicate **Tax Map 89, Parcel 63** is located in the Samuel Miller Magisterial District. The property is zoned RA Rural Areas.

The most recent deed for **Tax Map 89, Parcel 63** is recorded in Deed Book 2246, page 500 and is dated August 7, 2002.

PRIOR TO DECEMBER 10, 1980
TMP 89-63

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres
339/344.	8/6/57	N	...beginning at a point in the center of Red Hill Road, present State Rod 706....tract of 150.25 acresa certain triangular parcel of land....being a portion of the 150.25 acres	150.25

AFTER DECEMBER 10, 1980
TMP 89-63

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres
750/698	10/23/82	N	...all that certain parcel...fronting on both sides of State Route 706...more particularly described as plat...dated 5/5/82 * This plat appears to provide the first accurate metes and bounds of this property*	197.71
1958/339	9/21/00	N	...all that certain parcel...fronting on both sides of State Route 706...more particularly described as plat...dated 5/5/82	197.71
2009/721	2/12/01	Y	...all that certain lot or parcelmore particularly described as Parcel B on plat...revised 2/6/2001	5.47

			*Parcels A & B received 5 D.R. due to the road separating the parcels.	
2092/143	9/5/01	Y	all that certain lot or parcelmore particularly described as Parcel A on plat...revised 2/6/2001 *Parcels A & B received 5 D.R. due to the road separating the parcels.	5.47
2232/446	7/18/02	Y	...all that certain lot or parcel...more particularly described as Parcel C on plat....dated 10/1/01	2
2246/500	8/7/02	Y	...all that certain lot or parcel...more particularly described as Parcel D on plat....dated 1/8/02	5.35

On the basis of these deeds Tax Map 89, Parcel 63 is determined to be a parcel of record containing three (3) theoretical development rights.

The parcels are entitled to the noted development rights if all other applicable regulations can be met. These development rights may only be utilized within the bounds of the original parcel with which they are associated. These development rights are theoretical in nature but do represent the maximum number of lots containing less than twenty one acres allowed to be created by right.

If you are aggrieved by this determination, you have a right to appeal it within thirty (30) days of this notice, in accordance with *Virginia Code* § 15.2-2311. If you do not file a timely appeal, this determination shall be final and unappealable.

An appeal may be taken only by filing an appeal application with the Zoning Administrator and the Board of Zoning Appeals, in accordance with § 34.3 of the Zoning Ordinance, along with a fee of \$258 plus the actual cost of advertising the appeal for public hearing.

Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at www.albemarle.org/cdapps. This form applies to the appeal of a decision of the zoning administrator or any other administrative officer pertaining to the Zoning Ordinance.

Regulations pertaining to the filing of an appeal to the Board of Zoning Appeals are located in Chapter 18, Section 34.3 of the Albemarle County Code. They may be reviewed online at www.albemarle.org/countycodebza.

(Please note that our online documents are in Adobe Acrobat PDF format and must be viewed with the Adobe Acrobat Reader or an equivalent. A link to download the free plug-in is available at the bottom of www.albemarle.org/cdapps.)

If you have any questions, please contact me.

Sincerely,



Sarah Baldwin
Designee to the Zoning Administrator

Attachment: Map delineating parcels of record

Copy: Sheila L. Conrad, Real Estate Tech, Real Estate
Ella Jordan, Clerk of the Board of Supervisors

TM-P	Acreage	Division rights for 21 acre minimum parcels	Development rights
89-63	170.72	7	3

