



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

Phone (434) 296-5832

Fax (434) 972-4126

March 8, 2017

Marcia Greco
Remax Realty
335 Ivy Lane
Louisa VA, 23093

RE: LOD2017-00005 - OFFICIAL DETERMINATION OF PARCEL OF RECORD & DEVELOPMENT RIGHTS – Parcel ID 08900-00-00-06000 (Property of VICTORIA G NAGEL) Samuel Miller Magisterial District

Dear Ms. Greco:

The County Attorney and I have reviewed the title information for the above-noted properties. It is the County Attorney's advisory opinion and my official determination that

Parcel ID 08900-00-00-06000 is comprised of one (1) parcel of record with five (5) theoretical development rights. The basis for this determination follows.

The Albemarle County Real Estate Assessment records indicate **Parcel ID 08900-00-00-06000** contains 48.30 acres and one (1) dwelling. The property is zoned RA, Rural Areas.

The most recent deed for **Parcel ID 08900-00-00-06000**, recorded prior to December 10, 1980, the date of adoption of the Zoning Ordinance is recorded in Deed Book 631, page 598 dated September 20, 1977.

PRIOR TO DECEMBER 10, 1980
Parcel ID 08900-00-00-06000 (47.4 acres)

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres
201 / 477	05/03/1924	Y	...a tract of land... containing 47 4/10 acres more or less and according to plat... a copy of which is hereto attached...	47.4
275 / 531	09/18/1947	N	...all that certain tract or parcel of land... containing 47 4/10 acres as shown on plat recorded in... DB 201 P 478. This is the same property in all respects... conveyed in DB 201 P 478.	47.4
491 / 22	07/13/1971	N	...all of that certain lot or parcel of land... containing 47.4 acres more or less and shown on plat in... DB 201 P 478. This is the same property in all respects... conveyed in DB 275 P 531.	47.4
630 / 430	09/08/1977	N	...all that certain tract or parcel of land... containing 47.4 acres, more or less, shown on plat recorded in... DB 201 P 478, ...being the same property conveyed in DB 491 P 22.	47.4
631 / 598	09/20/1977	N	...all that certain tract or parcel of land... containing 47.4 acres, more or less, shown on plat recorded in... DB 201 P 478, ...being the same property conveyed in DB 630 P 430.	47.4

AFTER DECEMBER 10, 1980
Parcel ID 08900-00-00-06000 (48.30 acres)

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres	Development Rights
3928 / 212	01/14/1987	N	All that certain tract or parcel of land... containing 47.4 acres, more or less, as shown on a plat... in DB 201 P 478. BEING the same property conveyed... in DB 630 P 598.	47.4	5
3942 / 4	10/07/2010	Y	The attached Plat dated August 6, 2010, prepared by Gregory D. Hosaflook, P.C., Professional Land Surveyor, captioned, "A Plat Showing A Boundary Survey of Tax Map 89, Parcel 60..." The plat shows the parcel being 48.303 acres	48.30	5

On the basis of these deeds

Parcel ID 08900-00-00-06000 is determined to be one (1) parcel of record, comprised of 48.30 acres^{+/-}, containing five (5) development rights.

The parcel is 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 of record 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 Chapter 18, Section 34.3 of the Albemarle County Code, along with a fee of \$258 plus the actual cost of advertising the appeal for public hearing.

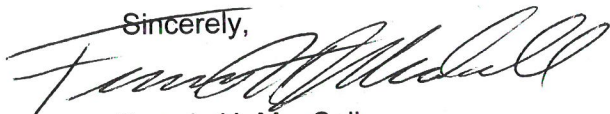
Applications for Appeal of the Zoning Administrator's Determination are available at the Department of Community Development located at 401 McIntire Road, Charlottesville, Virginia 22902 or online at www.albemarle.org/cdapps. This form applies to the appeal of a decision of the zoning administrator or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



Francis H. MacCall
Principal Planner

Attachment: Map delineating parcel of record
Copy: Travis Morris, Senior Clerk of the Board of Supervisors

Owner: Victoria G Nagel
2476 Poplar DR
Charlottesville VA 22903

LOD2017-00005 Victoria Nagel

Map is for Display Purposes Only • Aerial Imagery from the Commonwealth of Virginia and Other Sources