



January 4, 2023

Peter Pitsiokos  
9067 Valmont Lane  
Scottsville, Virginia 24590

Re: 531 James River Road - Illegal Water Connection

Dear Mr. Pitsiokos:

The Albemarle County Service Authority (ACSA) has determined required steps to be taken to rectify the illegal public water connection for 531 James River Road. This structure, located within the *Water Only to Existing Structures* ACSA Jurisdictional Area (JA), as dictated by the Albemarle County Board of Supervisors (BOS), was illegally connected to the existing public water service to 9067 Valmont Lane. Based on the JA designation, we are unable to provide public water service to 531 James River Road. Due to 531 James River Road and 9067 Valmont Lane being on separate parcels, we are unable to provide water service through a single water meter. In addition, the proposed non-residential use in a portion of the 531 James River Road structure has resulted in the structure being deemed *High Hazard* in accordance with *Section 8* of the *ACSA Rules and Regulations*. Because of this designation, any public water connection to this structure will require the installation and annual testing of a Reduced Pressure Zone (RPZ) Backflow Prevention Assembly.

After this connection was discovered, you started two (2) applications with the County of Albemarle to allow public water service to 531 James River Road. You submitted a *Boundary Line Adjustment* to combine the parcels into a single parcel. You also submitted a JA amendment request to designate the parcel as *Water Only*.

We have been advised that SUB202200042 to combine Tax Map & Parcel (TMP) 136-27 and TMP 136-27D has been approved by the County of Albemarle.

We have been advised that ACSA202200001 to amend the JA designation for the parcel where 531 James River Road is located, will go before the BOS for action during their scheduled meeting on February 1, 2023.

Based on the BOS action taken on ACSA202200001 during the above referenced meeting, one of the following must be completed by 5 PM on Wednesday, February 15, 2023:

- If the BOS Approves ACSA202200001: Obtain a backflow permit from the County of Albemarle Building Department. Install an RPZ backflow prevention assembly at 531 James River Road. Obtain an approved backflow inspection by the County of Albemarle Building Department on the previously referenced backflow permit. Schedule a test of the RPZ backflow prevention assembly by a DPOR certified tester, to be witnessed by ACSA DPOR certified staff. The backflow prevention assembly will be required to meet all test criteria. Make payment in full for any applicable water connection fees as determined by the ACSA.
- If the BOS Denies ACSA202200001: Disconnect 531 James River Road from the water service to 9067 Valmont Lane. This disconnection shall be inspected by the ACSA. You must provide 3 business days' notice for this inspection.

Failure to complete one of the above noted actions by February 15, 2023, will result in temporary termination of water service to 9067 Valmont Lane until 531 James River Road is disconnected from service.

Please note that the detailed actions in this letter are associated with ACSA requirements in accordance with the *ACSA Rules and Regulations*. You are urged to contact the County of Albemarle to ensure you comply with all applicable Building and Zoning codes.

If you have any questions or concerns, please give me a call at (434) 977-4511, Ext. 116 or contact me by e-mail at [amorrison@serviceauthority.org](mailto:amorrison@serviceauthority.org).

Sincerely,

*Alexander J. Morrison, P.E., Senior Civil Engineer*

Alexander J. Morrison, P.E.  
Senior Civil Engineer

AJM:dmg

cc: Jeremy Lynn, ACSA Director of Engineering  
Jodie Filardo, Albemarle County Director of Community Development  
Michael Dellinger, Albemarle County Building Official  
Rebecca Ragsdale, Albemarle County Planning Manager  
David Benish, Albemarle County Development Process Manager  
Bart Svoboda, Albemarle County Zoning Administrator

050411IllegalWaterConnectionLtr531JamesRiverRd010423