



County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

July 17, 2024

Real Deal LLC
c/o Vanessa Simmons
2621 Seminary Avenue
Richmond, VA, 23220

CERTIFIED LETTER 7021 0352 0000 3827 1049

Re: Blighted Property at 50 Churchill Lane
Parcel ID 07400-00-00-08200
PVIO202400001

To Whom It May Concern:

Pursuant to *Virginia Code* § 36-49.1:1, this letter is to notify you of my preliminary determination, as designee of the County Executive, that the vacant residential building at 4499 Presidents Road is blighted in accordance with *Virginia Code* Title 36, Chapter 1.

Reasons supporting this preliminary determination.

1. The structure is open allowing the entry of exterior elements, such as weather and animals, which are detrimental to the health, safety, and welfare of the public.
2. The structures are falling down and unsafe and therefore are detrimental to the health, safety and welfare of the public and emergency responders.

Pursuant to *Virginia Code* § 36-49.1:1 you have 30 days from the date of this notice to respond in writing with a spot blight abatement plan to address the blight within a reasonable time.

If you fail to respond within the 30-day period with a written spot blight abatement plan that is acceptable to the County, I will request the Board of Supervisors declare, by ordinance, that the property be designated as blighted. If the Board of Supervisors adopts such an ordinance, the County will have a lien on this property to recover the cost of bringing the blighted property into compliance and/or any disposal of this property.

If you have any questions, please contact Jalen Boone, Property Compliance Officer, at Jboone@albemarle.org, 434-296-5832 ext. 3464.

Sincerely,

Jodie Filardo
Director of Community Development

cc: Andy Herrick, Deputy County Attorney
Michael Dellinger – Building Official
File

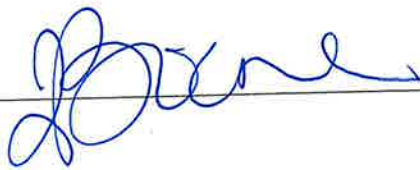
Attachment B

**AUTHENTICATION OF RECORD/
CERTIFICATE OF MAILING**
(Code of Virginia § 8.01-390)
(Notice of Official Determination of Violation)

I, Jalen Boone, hereby certify:

1. that I am a Code Compliance Officer and an employee of the Albemarle County Department of Community Development;
2. that on July 17th, 2024, I mailed a true copy of the record attached hereto, consisting of a Notice of Official Determination of Violation dated July 17th, 2024 pertaining to that property identified as Parcel ID Number(s) 07400-00-60-08200, to the recipient(s) identified thereon at the address(es) specified thereon; and
3. That the copy of such record which is attached hereto is a true copy of the record that was mailed.

Dated: 7/17/24

Signed: 

COMMONWEALTH OF VIRGINIA
COUNTY OF ALBEMARLE:

The foregoing *Authentication of Record/Certificate of Mailing* was signed, sworn to and acknowledged before me by Jalen Boone, Albemarle County Code Enforcement Officer, this 17 day of July, 20 24.



Notary Public

My Commission Expires: 8.31.27

Notary Registration No. 8054065

