



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

Phone (434) 296-5832

Fax (434) 972-4126

April 6, 2018

Stephanie Guerlain  
2901 Barracks Road  
Charlottesville, VA 22901

**RE: LOD2018-00002 - OFFICIAL DETERMINATION OF PARCEL OF RECORD & DEVELOPMENT RIGHTS – Parcel ID 041000000047C0 (Property of Stephanie Guerlain and Robert Haschart) White Hall Magisterial District**

Dear Ms. Guerlain:

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 41, Parcel 47C is comprised of one (1) parcel of record with four (4) theoretical development rights. The basis for this determination follows.

The Albemarle County Real Estate Assessment records indicate **Parcel ID 041000000047C0** contains 9.17 acres and one (1) dwelling. The property is zoned RA, Rural Areas.

The most recent deed for **Parcel ID 041000000047C0**, recorded prior to December 10, 1980, the date of adoption of the Zoning Ordinance, is recorded in Deed Book 702, page 665 and is dated October 15, 1980.

**PRIOR TO DECEMBER 10, 1980**  
**Parcel ID 041000000047C0 – 9.167ac parcel**

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres
483 / 362	02/08/1971	Y	<b>Creation/Combination of Parcel of Record.</b> "All that certain tract of parcel of land... containing 2.436 acres, which parcel is shown on plat... attached hereto and recorded as a part of this deed. Said parcel is contiguous with <u>and is being added to</u> the 6.731 acre tract of land conveyed to the parties of the second part herein by deed of the party of the first part bearing date April 3, 1970 and of record in... Deed Book 471 page 111."	9.167
702 / 665	10/15/1980	N	"All those two certain lots of parcels of land... containing 9.167 acres, and designated as parcels "A" and "B". Parcel "A" is the same property in all respects as was conveyed... by deed dated February 8, 1971, and recorded... in Deed Book 483, page 362... and containing 2.436 acres, more or less. Parcel "B" is the same property in all respects as was conveyed... by deed... dated April 3, 1970, and recorded... in Deed Book 471, page 111... and containing 6.731 acres, more or less."	9.167

**AFTER DECEMBER 10, 1980**  
**Parcel ID 041000000047C0 – 9.17ac parcel**

Deed Book / Page	Date	Parcel Change Y or N	Description	Acres	Development Rights
2207 / 345	05/09/2002	N	"All those two certain lots of parcels of land... containing 9.167 acres, and designated as parcel "A" containing 2.436 acres on a survey... dated January 26, 1971, and parcel "B" containing 6.731 acres on a plat... dated March 31, 1970... the same property acquired... by deed... dated October 15, 1980, of record... in Deed Book 702, Page 665."	9.167	4

**On the basis of these deeds, Parcel ID 041000000047C0 is determined to be one (1) parcel of record, containing 9.167 acres<sup>+/-</sup>, with 4 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 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](http://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 Zoning Ordinance. They may be reviewed online at [www.albemarle.org/countycodebza](http://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](http://www.albemarle.org/cdapps).)

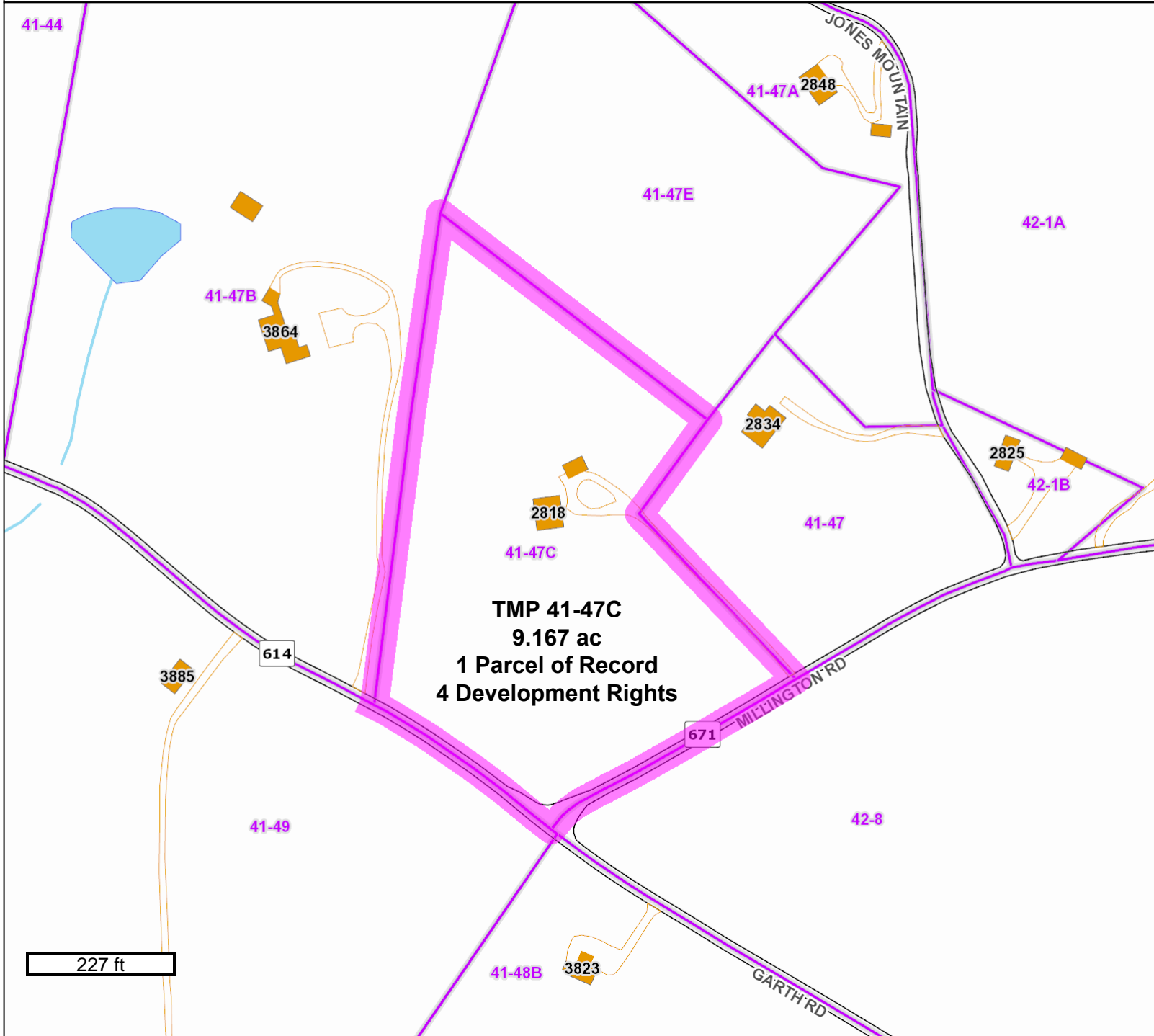
If you have any questions, please contact me.

Sincerely,



Andrew J. Knuppel  
Planner, Designee to the Zoning Administrator  
Attachment: Map delineating parcel of record.  
Copy: Claudette Borgersen, Clerk of the Board of Supervisors

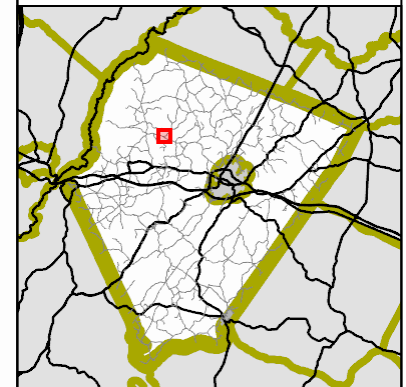
# LOD2018-00002 Parcel of Record



## Legend

(Note: Some items on map may not appear in legend)

- Points of Interest
  - AIRPORT
  - COLLEGE/UNIVERSITY
  - COMMUNITY
  - FIRE/RESCUE STATION
  - GOVERNMENT
  - HOSPITAL
  - LIBRARY
  - POLICE STATION
  - POST OFFICE
  - RECREATION/TOURISM
  - SCHOOL
- Parcel Info
  - Current Parcels
  - Parcels



GIS-Web  
Geographic Data Services  
[www.albemarle.org](http://www.albemarle.org)  
(434) 296-5832