



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

Phone (434) 296-5832

Fax (434) 972-4126

January 3, 2008

Barbara Joan Ford, or David J Ford, or James Ford
3336 Dumbarton Road
Baltimore, MD 21212

**RE: LOD-2007-00048 OFFICIAL DETERMINATION OF PARCELS AND
DEVELOPMENT RIGHTS -- Tax Map 6, Parcel 21 (Property of BARBARA JOAN
FORD OR DAVID J FORD OR JAMES FORD) White Hall Magisterial District**

Dear Ms. Ford, Mr. Ford and Mr. Ford:

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 6, Parcel 21 is a parcel of record and has five (5) theoretical development rights. The basis for this determination follows:

Our records indicate Tax Map 6, Parcel 21 contains 40.00 acres and one (1) dwelling. The property is not in an Agricultural and Forestal District. The most recent recorded instrument for this property is recorded in Deed Book 2730, page 568.

This analysis begins with the deed of record in Deed Book 87, page 325 that is dated March 10, 1885 is a plat of 40.00 acres described as being a fourth of a tract surveyed for Mr. Edward Shifflett. **This established the original parcel of record.**

Will Book 31, page 256 devised the 40.00 acres from Cordelia C. Shifflett to her husband Edward Shifflett for his life with the remainder to her children Rosa B. Harris (nee Shifflett) *et al.* Edward Shifflett died in February 1937.

Deed Book 236, page 291 that is dated July 12, 1937 conveyed 40.00 acres from Rosa B. Harris *et al.* to Claude C. Herring. The property is described as being the same as was conveyed by Deed Book 87, page 325.

Deed Book 457, page 399 that is dated April 22, 1969 is the most recent instrument of record prior to the adoption of the Zoning Ordinance, December 10, 1980. The deed conveyed 40.00 acres from Claude C. Herring and Ellie Mae Herring to John J. Popkie and Mildred Juanita Popkie. The property is described as being the same as was conveyed by Deed Book 236, page 301. **Based on this deed, Tax Map 6, Parcel 21 is determined to be a parcel of record with five (5) development rights.**

Deed Book 1302, page 333, dated April 20, 1993, conveyed 40.00 acres from John J. Popkie to David J. Ford and James Ford. **This transaction had no effect on the parcels.**

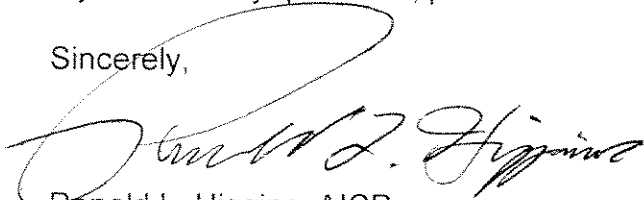
Deed Book 2730, page 568, dated April 5, 2004, gifted 40.00 acres known as Tax Map 6 Parcel 21 from David J. Ford and James Ford to Barbara Joan Ford as a joint tenant a one-third (1/3) interest in the property. The property is described as being the same as was conveyed by Deed Book 1302, page 333. **This transaction had no effect on the parcels.**

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. In addition to the development right lots, the parcel may create as many smaller parcels containing a minimum of twenty-one acres as it has land to make.

If you are aggrieved by this determination, you have a right to appeal it within thirty days of the date notice of this determination is given, in accordance with Section 15.2-2311 of the Code of Virginia. If you do not file a timely appeal, this determination shall be final and unappealable. An appeal shall be taken only by filing with the Zoning Administrator and the Board of Zoning Appeals a notice of appeal which specifies the grounds for the appeal. An appeal application must be completed and filed along with the fee of \$120. The date notice of this determination was given is the same as the date of this letter.

If you have any questions, please contact me.

Sincerely,



Ronald L. Higgins, AICP
Chief of Zoning

Copy: Gay Carver, Real Estate Supervisor
Ella Jordan, Clerk of the Board of Supervisors

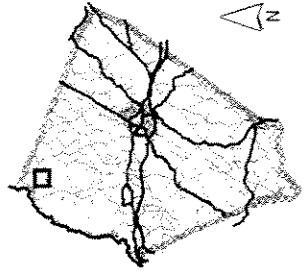
Ford Property

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

- State Streams
- Major Highways
- Paths
- Utility Line Intersects
- Plat
- Ownership
- Subdiv
- Road
- Road Construction
- State Budget
- County Road
- Primary Road
- Secondary Highway
- Tax Map Code



GIS-Web
 Geographic Data Services
www.albemarle.org
 (434) 296-5832



November 15, 2007

