

FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
THIRD FLOOR - COURT AND OFFICE BUILDING
29 ASHBY STREET, SUITE 310
WARRENTON, VIRGINIA 20186
(540) 347-8789
FAX (540) 347-2043

April 8, 2009

Thomas E. Carter
Kennerland, LLC
11204 Bristersburg Road
Catlett, VA 20119

Re: PIN #7828-85-1978-000

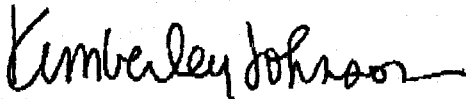
Dear Property Owners:

On March 18, 2009, our office received a Subdivision Potential Request application on the above-referenced parcel. **Research of County records indicates that this parcel is actually three legal lots of record not one separate parcel. Therefore, the calculations are based on three lots of record.** The Commissioner of Revenue will be notified of our findings in order to correct their records. Please be advised that the tax map will change and this may affect the taxation of your property.

A Subdivision Potential Letter is enclosed based on the property being three lots of record. If you have any other questions, please do not hesitate to contact our office.

My determination regarding the fact that this lot is actually three lots of record is considered a decision of the Zoning Administrator. The Code of Virginia requires that I inform you that decisions of the Zoning Administrator are final decisions, and must be appealed to the Board of Zoning Appeals within thirty (30) days. If not appealed, you lose the right of appeal.

Sincerely,



Kimberley A. Johnson
Zoning Administrator

cc: Connie Guthrie, Dodd & Associates
Commissioner of Revenue

**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Third Floor – Court and Office Building
29 Ashby Street, Suite 310
Warrenton, Virginia 20186
(540) 347-8789 FAX (540) 347-2043

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Connie Guthrie
Dodd & Associates, PLLC
28 Ashby Ct., Suite C
Warrenton, VA 20186

SUBJECT: Subdivision Research Request: Project ID 9783, PIN 7828-85-1978

Per your request, staff has analyzed the subdivision potential of the above referenced lot. Our research shows that this parcel is actually three (3) separate parcels in the land records. The Commissioner of Revenue will be notified of our findings in order to correct their records. Please be advised that the tax map will change and this may affect the taxation of your property.

PARCEL 1:

Current Lot Size:	82.12149 acres (per survey provided)
Zoning District:	RA
Maximum Number of Lots:	5*, including the residual lot
Non-Common Open Space Requirement:	69.8033 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

*Pursuant to Section 2-308.3 of the Fauquier County Zoning Ordinance, no density allowance shall be calculated for any area of a lot in an existing street right-of-way. Therefore, the estimated acreage for the right-of-way has been subtracted from the total acreage and density calculations are based on the remaining acreage.

PARCEL 2:

Current Lot Size:	85.3675 acres (per survey provided)
Zoning District:	RA
Maximum Number of Lots:	6, including the residual lot
Non-Common Open Space Requirement:	72.5624 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

PARCEL 3:

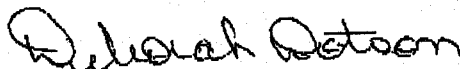
Current Lot Size:	28.9922 acres (per survey provided)
Zoning District:	RA
Maximum Number of Lots:	3, including the residual lot
Non-Common Open Space Requirement:	None
Administrative Subdivisions Available:	The County's Administrative Subdivision process may be used to create one of the permitted building lots and a residue lot. Further division of the residue lot (remaining divisions allowed) requires preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

NOTE: No access is shown to Parcel #3 and access is required in order to subdivide.

Please note that this estimate represents the maximum potential number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could significantly reduce the number of lots that are actually achievable. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer etc., we highly recommend that you contact staff in the Planning Department to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis, I can be reached at (540) 347-8789. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 347-8660.

Sincerely,



Deborah E. Dotson, CZA
Planning Associate

cc: Thomas E. Carter
Kennerland, LLC
11204 Bristersburg Road
Catlett, VA 20119