

# Bagby, Foroughi, Goodpasture, PLLC



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06 March 2021

## VIA ELECTRONIC DELIVERY

Mr. Douglas S. Morgan, CZA, CTM  
Stafford County Zoning Administrator  
1300 Courthouse Road  
Stafford, VA 22555

Re: Zoning Determination Request-TM: 59-8

Dear Doug,

Colebrook Road, LLC, the Applicant, is requesting a zoning determination for the parcel above. The parcel has a split zone of A-2 and A-1 as can be seen on the Stafford County GIS website. A request was emailed to Brian Geouge inquiring for the zoning lines exact position; but his response yielded no results. The intent of this request is to ask for the exact location of said zoning line.

It appears the location of the zoning line was to run in line with the well-defined ditch that bifurcates the property. Further, downloading GIS elements does provide a "line" in the approximate location of the ditch. However, the Applicant wants to be absolutely sure this GIS element is the intended zoning line because it does appear, at times, to fall outside the centerline of the ditch. If the intent of the zoning line was to follow the ditch, the Applicant has field located it and would respectfully request that a best fit line be established for the zoning line as opposed to numerous, jagged lines.

Doug, thank you in advance for your time in this matter. It is greatly appreciated. Should you have any questions, or need any further information (such as plats, exhibits, etc.) to aide in your decision, please do not hesitate to call 571.643.6488 or email [rforoughi@bfgeng.com](mailto:rforoughi@bfgeng.com).

Respectfully submitted,  
BAGBY, FOROUGHI & GOODPASTURE, PLLC

A handwritten signature in black ink, appearing to read 'R. Foroughi'.

Ryan K. Foroughi, PE  
Member

STAFFORD COUNTY  
Department of Planning and Zoning



**ZONING ADMINISTRATOR'S  
DETERMINATION APPLICATION**

RECEIVED BUT NOT OFFICIALLY SUBMITTED

DATE: 3/18/2021 INITIALS: DC

OFFICIALLY SUBMITTED

DATE: 3/25/2021 INITIALS: MM

**ZONING ADMINISTRATOR'S DETERMINATION**  
TYPE OF APPLICATION

21153798  
APPLICATION NUMBER

**APPLICANT INFORMATION**

Colebrook Road, LLC

NAME

264 Colebrook Road

STREET ADDRESS

Falmouth

CITY

Va

STATE

22405

ZIP

540-840-4849

PHONE

CELL

alexmccallister@yahoo.com

FAX

EMAIL

**OWNER INFORMATION (If different than applicant)**

Alex McCallister

NAME

P.O. Box 42163

ADDRESS

Fredericksburg

CITY

Va

STATE

22408

ZIP

540-840-4849

PHONE

CELL

alexmccallister@yahoo.com

FAX

EMAIL

**PROPERTY INFORMATION**

59-8

TAX MAP

SECTION

PARCEL/LOTS

45.8450

LOT SIZE

N/A

ORDINANCE(S) #

N/A

DATE(S) OF RECLASSIFICATION

SFD

EXISTING USE

SFD

PROPOSED USE

AG.

COMPREHENSIVE PLAN DESIGNINATION

George Washington

MAGISTERIAL DISTRICT

**FOR OFFICE USE ONLY**

21153798  
APPLICATION #

8  
NUMBER OF ADJACENT PROPERTY OWNERS

Fees Paid:

Yes

No

Amount: \$ 460.65

**ZONING ADMINISTRATOR'S DETERMINATION  
LIST OF ABUTTING PROPERTY OWNERS**

Provide additional pages if needed

<u>59-7A</u> Assessor's Map/Parcel	<u>Laura S. Richardson</u> Name		
<u>276 Colebrook Road</u> Address	<u>Fredericksburg</u> City	<u>VA</u> State	<u>22405</u> Zip

<u>59-2A</u> Assessor's Map/Parcel	<u>Ricky A. Hughes &amp; Teresa N. Hughes</u> Name		
<u>267 Colebrook Road</u> Address	<u>Fredericksburg</u> City	<u>VA</u> State	<u>22405</u> Zip

<u>59-2R</u> Assessor's Map/Parcel	<u>Mathew Cann</u> Name		
<u>635 Clover Hill Drive</u> Address	<u>Ruther Glen</u> City	<u>VA</u> State	<u>22546</u> Zip

<u>59-2</u> Assessor's Map/Parcel	<u>James L. Deshazo, Jr. &amp; Denise Deshazo</u> Name		
<u>243 Colebrook Road</u> Address	<u>Fredericksburg</u> City	<u>VA</u> State	<u>22405</u> Zip

<u>59-2C</u> Assessor's Map/Parcel	<u>James L. Deshazo, III</u> Name		
<u>233 Colebrook Road</u> Address	<u>Fredericksburg</u> City	<u>VA</u> State	<u>22405</u> Zip

<u>59-2K</u> Assessor's Map/Parcel	<u>Nancy Johncox &amp; Charles A. Johncox</u> Name		
<u>228 Colebrook Road</u> Address	<u>Fredericksburg</u> City	<u>VA</u> State	<u>22405</u> Zip

