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May 7, 2010

Richard H. Furnival, PE
Sullivan, Donahoe & Ingalls, PC
P. O. Box 614
Fredericksburg, Virginia 22404

Subject: Zoning Administrator Determination
Application 1000039 - Tax Map Parcel 21-64

Dear Mr. Furnival:

This letter is in response to a Zoning Administrator Determination application request submitted by your firm on February 24, 2010 on behalf of your client, S. Everett Lovell, owner of assessor's parcel 21-64, zoned B-2, Urban Commercial.

I have reviewed the documents you submitted and agree with your assessment that the requirements of proffer 2 of Ordinance O88-16(R) have been met. The proffer does not make further restrictions on the subject parcel and may be subdivided for development. "Parcel E" that is shown on the SDI exhibit plat dated 2-11-10, 131 square feet, zoned R-1, may be used as part of an overall required right-of-way dedication for a site development plan.

This determination may be appealed to the Board of Zoning Appeals within thirty (30) days of this decision, in accordance with 15.2-2311 of the Code of Virginia, or this decision shall be final and unappealable.

Sincerely,

Rachel T. Hudson
Zoning Administrator

Cc: Anthony Romanello, County Administrator
Mike Neuhard, Deputy County Administrator
Joseph Howard, County Attorney
Jeff Harvey, Director of Planning & Zoning
S. Everett Lovell

