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County Administrator

December 17, 2019

Earl F. Glock, Manager  
7K Investments LLC  
818 18<sup>th</sup> Street NW, Suite 400  
Washington, DC 20006

SUBJECT: *Application 19152937; Lot 48-1-D and 48-1-E; Zoning Administrator  
Determination for Lots in the A-2 Zoning District*

Dear Mr. Glock:

This letter is a Zoning Administrator Determination for lots within the A-2 Zoning District. The request dated October 3, 2019, regarding lots 48-1-D and 48-1-E was to determine if they are eligible to allow construction or reconstruction of a single-family dwelling unit as it pertains to the A-2 Zoning District. The findings are as follows:

1. Crow's Nest was created by plat dated September 1971, revised January 4, 1972, with sheet 4 of 8 revised on January 24, 1973, providing final approvals on January 25, 1973 (Attachment 1).
2. At the time of creation of the lots in question, pursuant to County Code Sec. 28-12 of the 1964 Zoning Ordinance, the then zoned A-1 parcels required a minimum lot of 20,000 square feet for lots served by public sewer and 1 acre lots for those served by private individual sewerage disposal systems (Attachment 2).
3. Finally, the written determination from Subdivision Agent dated March 22, 2010, confirms the subject parcels met the minimum requirements at the time of recordation (Attachment 3).

The outlined findings above confirm that the two parcels in question allow for the construction or reconstruction of a single-family dwelling unit. However, such lots do not conform to the current Ordinance provisions, making them legal nonconforming lots. In the event that a building permit for a single-family detached dwelling is applied, the underlying A-2 Zoning Ordinance provisions shall apply and any construction of such must comply with the current Ordinance.

Sincerely,



Douglas S. Morgan, CZA, CTM  
Zoning Administrator

DSM:sjs

Attachments (3)

CROSSING NORTH  
Harbor  
Section

DRAWING NUMBER

**SECTION "A"**

No. of Lots = 100  
Area of Lot = 246.8484 Acres

**SECTION "B"**

No. of Lots = 100  
Area of Lot = 227.7053 Acres

Area of the  
Crown's Nest Harbour = 20,000 Acres  
Total Area = 670.7671 Acres

**BOUNDARY SURVEY**

The boundary of Crown's Nest Harbour, as shown  
herein, was surveyed by L. B. Brown Engineering & Associates  
dated May 1975. Containing a total area of  
4357.8376 Acres. Section "A" and Section "B" of  
proposed Crown's Nest Harbour are to be  
surveyed by field boundaries.



**CERTIFICATE OF APPROVAL**

This subdivision of Crown's Nest Harbour  
is approved by the undersigned in accordance with  
existing subdivision regulations and may be permitted  
to record.

*C. L. Brown* 1-25-75  
Vice President of Highway  
Stafford County Board  
of Supervisors  
J. H. Harte  
Planning Commission Chairman  
Stafford County Board of Health

**CERTIFICATION**

I hereby certify that to the best of my knowledge and  
belief, all of the requirements of the Board of Supervisors  
and Ordinances of the County of Stafford, Virginia, regarding  
the platting of subdivisions within the County have been  
complied with.

Given under my hand this 22 day of March 1975

*C. L. Brown* CLE 1140

**OWNER'S CONSENT AND DEDICATION**

I, the undersigned, do hereby consent and dedicate to the public use and  
enjoyment of the public, the land shown on this plat, containing 20,000 acres,  
and designated as Crown's Nest Harbour, Section "A" and Section "B", situated in the  
County of Stafford, Virginia, to be used for the purpose of a harbor and in accordance  
with the plat of the undersigned, hereby shown, and all other lands within  
the subdivision are subject to certain restrictions, easements, covenants and  
conditions as contained in the plat designated by the undersigned, under date  
of 1-25-75, and recorded in the Clerk's Office of Stafford County, in  
Book 111, Page 123. The said subdivision of land hereby  
dedicated, being a portion of the land here, having been conveyed to  
Crown's Nest Harbour, Inc. by deed dated 1-25-75, and  
recorded in the Clerk's Office of the County of Stafford County, Virginia, in  
Book 111, Page 123.

Given under my hand this 22 day of March 1975

*Robert L. Brown*  
Coke L. Brown General Partner  
Crown's Nest Harbour a limited Partnership

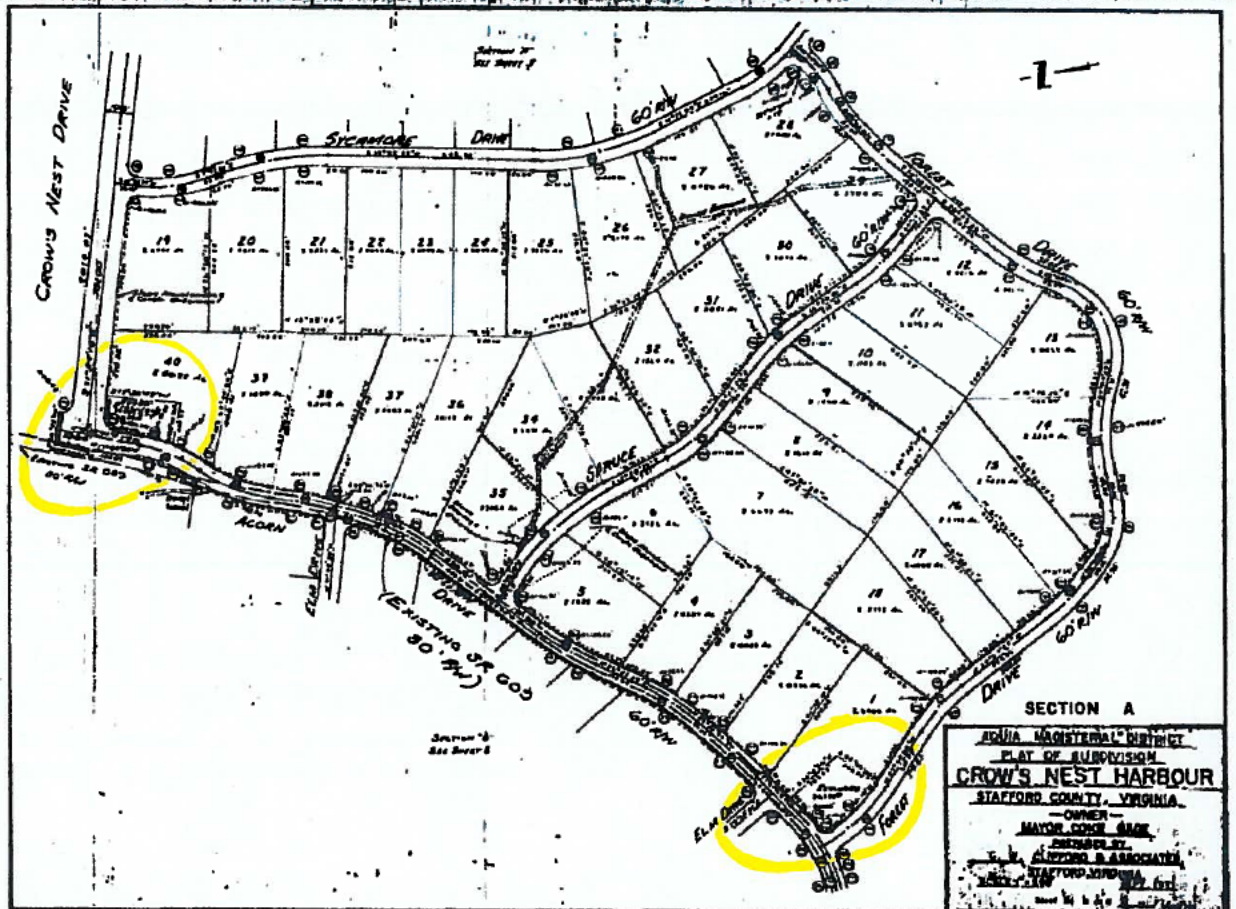
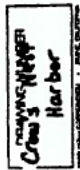
**Notes:**

1. Harborage for use of C.A.
2. Harborage for use of C.A.
3. Harborage for use of C.A.
4. Harborage for use of C.A.
5. Harborage for use of C.A.
6. Harborage for use of C.A.
7. Harborage for use of C.A.
8. Harborage for use of C.A.
9. Harborage for use of C.A.
10. Harborage for use of C.A.

**SECTIONS "A" & "B"**  
**CROWN'S NEST HARBOUR**  
STAFFORD COUNTY, VIRGINIA  
OWNER  
CROWN'S NEST HARBOUR, INC.  
STAFFORD, VIRGINIA

For per VDH 1-25-75

1-25-75 For per Brown Engineering  
1-25-75 For per Brown Engineering  
1-25-75 For per Brown Engineering





- (6) Parks and playgrounds.
- (7) Churches.
- (8) Professional Offices (within occupant's dwelling.)
- (9) Gift shops, with a conditional use permit
- (10) Antique shops, with a conditional use permit
- (11) General Stores with a conditional use permit
- (12) Beauty shops, with a conditional use permit
- (13) Barber shops, with a conditional use permit
- (14) Motels, with a conditional use permit
- (15) Sawmills
- (16) Planing Mills
- (17) Airports, with a conditional use permit
- (18) Hog Farms, with a conditional use permit
- (19) Small boat docks (with repair).
- (20) Preserves and conservation areas.
- (21) Lodges.
- (22) Hunting clubs.
- (23) Yacht clubs.
- (24) Cemeteries.
- (25) Home occupations, as defined in this chapter. Conducted by the occupant.
- (26) Temporary Mobile Home- one year limit during construction of a permanent building - with a special use permit.
- (27) Public utility generating, booster or relay stations, transformer substations, transmissions lines and towers, pipes, meters, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.
- (28) Off-street parking, as required by this chapter, however, garages, Accessory uses, as defined by this chapter, porches, and or other accessory structures, such as carports, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property lines.
- (30) Business signs.
- (31) Church bulletin boards and identification signs.
- (32) Directional signs.
- (33) Home occupation signs.
- (34) Travel trailer parks and tourist camps, with a conditional use permit for each of these uses.
- (35) General advertising signs with conditional use permits.
- (36) Sheet metal, carpenter, cabinet, or plumbing shops, with a conditional use permit for each such use.
- (37) Wayside stands
- (38) Kennels, with a special use permit

(10-28-64, § 2-1.)

**Section 28-12. Minimum lot area.**

The minimum lot area for permitted uses in A-1, shall be one acre for lots served by individual sewerage disposal systems and twenty thousand square feet for lots served by public sewer. (10-28-64, § 2-1. (amended 10/16/75))

**Board of Supervisors**

**Mark Dudenhefer**

Chairman

**Paul V. Milde, III**

Vice Chairman

**Harry E. Crisp, II**

**Gary F. Snellings**

**Cord A. Sterling**

**Susan B. Stimpson**

**Robert "Bob" Woodson**

County Administrator

Anthony J. Romanello, ICMA-CM



March 22, 2010

Kamel Tabbara  
7K Investments LLC  
1304 Vincent Lane  
McLean, VA 22101

**SUBJECT: *Crows Nest Harbor – Assessor's Parcel 49-27, Three Parts***

Dear Mr. Tabbara:

At the March 4, 2010 meeting, it was discussed that the platting of Crows Nest Harbor, recorded on October 19, 1973 in Plat Book 5, Page 275 created a subdivision consisting of three parts. It has been determined that the recordation of the 1973 plat for Crows Nest Harbor on assessor's parcel 49-27 created a 100 lot subdivision leaving a remainder of three non-contiguous parcels. The plat left a remainder of assessors' parcel 49-27 into three parcels bounded by Crows Nest Harbor. It created two parcels consisting of 25,992 square feet and 30,383 square feet. The two parcels were created within the boundaries of the subdivision and are surrounded by platted lots and streets. Based on staff research, the remnant parcels did meet the minimum lot size required the by Zoning Ordinance at the time of recordation of the plat.

Please note that based on this determination it is unnecessary for you to obtain recordation of a final subdivision plat at this time. However, this determination does not apply to further division of the parcel. New legal descriptions for the property may need to be recorded to determine the accurate acreage of each parcel and it is suggested that you contact the Commission of the Revenue's Office to establish the parcel record of existence.



Mr. Tabbara  
March 23, 2010  
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Should you have any questions, please do not hesitate to contact me or LeAnn Ennis at (540)658-8668.

Cordially,



Jeffrey A. Harvey, AICP  
Director of Planning and Zoning

JAH/MLE/mle

Cc: LeAnn Ennis, Planning  
Joan Durgin, Commissioner of the Revenue