AP2016-02

Law Offices

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April 11, 2016

VIA HAND DELIVERY

Mike Craig
Zoning Administrator
City of Fredericksburg
P.O. Box 7447
Fredericksburg, VA 22404

Re: The Bragg Hill Corporation's Appeal of the Zoning Administrator's March 10, 2016 Letter to the Board of Zoning Appeals.

Dear Mr. Craig:

Enclosed please find The Bragg Hill Corporation's appeal of your letter dated March 10, 2016 to the Board of Zoning Appeals, and a check in the amount of $400.00 representing the required appeal fee.

If you have any questions or need any additional information or assistance, please do not hesitate to contact me.

Yours very truly,

PRB

Peter R. Basanti

Enclosures

cc: Mark Glazebrook

RECEIVED
APR 11 2016
By Ck 1270
$400.00

BOARD OF ZONING APPEALS APPEAL JUSTIFICATION OF THE BRAGG HILL CORPORATION

The Bragg Hill Corporation ("Bragg Hill") hereby appeals the City of Fredericksburg (the "City") Zoning Administrator's determination that Bragg Hill's property is zoned to the City's R-2 Residential Zoning District to the Board of Zoning Appeals (the "Board").[1] In support of this appeal, Bragg Hill states as follows.

Background

Bragg Hill owns a certain parcel of land consisting of 0.806 acres, more or less, which has been (and continues to be) shown as GPIN 7860-90-9711 on the official records of the Commissioner of the Revenue for the City (the "Subject Parcel"). Bragg Hill acquired the Subject Parcel by deed dated October 31, 2013.

On February 11, 2014, the City Council adopted Ordinance No. 14-06 which amended the City's Official Zoning Map and rezoned over 1,121 acres of land from the City's R-1 Residential Zoning District to the City's R-2, R-6, and R-12 Residential Zoning Districts (the "Rezoning Ordinance").[2]

The Rezoning Ordinance specifically identified the Subject Parcel by its official GPIN (7860-90-9711) and expressly rezoned the Parcel to the City's R-12 Residential Zoning District. Page 3 of the Rezoning Ordinance states in pertinent part:

"2. The following properties are rezoned from R-1, Residential to R-12, Residential:

. . . .

GPIN #

. . . .

7860-90-9711 (no address)"

Prior to adopting the Rezoning Ordinance, the City posted written notice of the proposed Ordinance on the Subject Parcel which identified the Parcel by its official GPIN and noticed the City Council's intention to rezone the Parcel to the R-12 Residential Zoning District.

Consistent with the Rezoning Ordinance, the City's Commissioner of the Revenue, through its biannual 2014/2105 real estate tax assessment, identified the Subject Parcel as GPIN 7860-90-9711 and assessed the Subject Parcel as zoned to the City's R-12 Residential Zoning

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[1] The Zoning Administrator made this determination by letter dated March 10, 2016 (the "Zoning Administrator Letter"). The Zoning Administrator Letter is attached hereto as Exhibit A.

[2] Ordinance 14-06 is attached hereto as Exhibit B.

District. The assessments have been addressed to Bragg Hill as owner of the Subject Parcel, and Bragg Hill has duly paid such real estate taxes in accordance with the assessments and the R-12 zoning classification indicated therein.[3] As recently as January of this year, the City's official property records still recognized the Subject Parcel's zoning classification as R-12.[4] The City's property records still continue to identify the Subject Parcel as GPIN # 7860-90-9711.[5]

In February of 2016, Bragg Hill prepared plans to develop ten (10) townhouse units on the Subject Parcel at a use and density that is permitted by right in the City's R-12 Zoning District. On February 29, 2016, Bragg Hill submitted a Pre-Application Conference Application and an accompanying Generalized Development Plan showing the proposed by right townhouse development to the City's Zoning Technical Review Committee (the "TRC Application").[6] In response to the TRC Application, the City's Zoning Administrator issued the Zoning Administrator Letter informing Bragg Hill that the GPIN for the Subject Parcel is "now identified" as GPIN 7870-00-3906, and that said GPIN was actually rezoned from the R-1 to the R-2 Zoning District pursuant the Rezoning Ordinance.[7]

The City's GIS property records contain no existing record of <u>any parcel</u> under the GPIN cited in the Zoning Administrator Letter, much less a parcel owned by Bragg Hill. In addition, while the Rezoning Ordinance specifically lists approximately 100 parcels subject to the rezoning by either GPIN or street address, it does not list or otherwise identify the GPIN cited in the Zoning Administrator Letter.

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[3] A copy of Bragg Hill's 2015 real estate tax bill for the Subject Parcel is attached hereto as Exhibit C.

[4] A copy of the City's official GIS property record for the Subject Parcel as of January 11, 2016, is attached hereto as Exhibit D.

[5] The City's property records now state that the Subject Parcel is zoned to the City's R-2 Residential Zoning District. However, the City Council has not amended the R-12 zoning classification for the Subject Parcel that it adopted via the Rezoning Ordinance, so this classification is incorrect. A copy of the current City GIS property record for the Subject Parcel is attached hereto as Exhibit E.

[6] The R-12 Residential Zoning District permits 12 townhouse units per acre by right so long as 25% of the tract is designated as open space. The TRC Application, attached hereto as Exhibit F, complies with these requirements.

[7] The density of the proposed townhouse development set forth in the TRC Application is not permitted by-right in the City's R-2 Zoning District. While it is not clear on the face of the letter, the Zoning Administrator apparently determined that the TRC Application could not be processed on this basis.

Argument

The Zoning Administrator erred in determining that the Subject Parcel is now zoned to the City's R-2 Zoning District based on the GPIN cited in the Zoning Administrator Letter, as this determination contradicts the Rezoning Ordinance and the City's official records on the Subject Parcel.

The Zoning Administrator erred in determining that the Subject Parcel is zoned to the City's R-2 Residential Zoning District as this determination is irreconcilable with the Rezoning Ordinance and the official City tax assessment and GIS property records of the Subject Parcel. Since Bragg Hill acquired ownership of the Subject Parcel in 2013, it has been identified in the City's property records as GPIN 7860-90-9711, and it continues to be identified as such. The City Council, through the Rezoning Ordinance, expressly and specifically rezoned the Subject Parcel as identified by said GPIN to the City's R-12 Residential Zoning District. Moreover, the City's Commissioner of the Revenue has assessed the Subject Parcel as zoned to the City's R-12 Residential Zoning District consistent with the Rezoning Ordinance, and Bragg Hill duly paid real estate taxes and prepared the TRC Application to develop the Subject Parcel in accordance with the R-12 zoning classification specified in the Rezoning Ordinance.

The Zoning Administrator Letter, without explanation, contends that the Subject Parcel is "now identified" as GPIN 7870-00-3906 notwithstanding the fact that the City's property records continue to identify the Subject Parcel by the GPIN that the City Council rezoned to the R-12 Zoning District via the Rezoning Ordinance (GPIN 7860-90-9711). The Zoning Administrator's contention as to the GPIN should be rejected as it is inconsistent with the City's own official records on the Subject Parcel. Nonetheless, even if one assumed that the Zoning Administrator were correct as to the GPIN, his issuance of a "correction" does not amend or undo the R-12 zoning classification of the Subject Parcel approved by the City Council.

Under Virginia Code § 15.2-2204(A), any amendment to the City's official zoning map and any amendment to the zoning classification of a parcel must be effected through an ordinance adopted by the City Council. Such ordinance may only be adopted after publishing notice of the City Council's intention to adopt such an amendment once a week for two successive weeks in a newspaper published or having general circulation in the locality, and only after the City Council holds a public hearing on the proposed amendment.

In accordance with Virginia Code § 15.2-2204, the City Council adopted the Rezoning Ordinance and rezoned the Subject Parcel, as identified by its official GPIN, from the City's R-1 to the R-12 Residential Zoning District. If the GPIN has since been altered since the adoption of the Rezoning Ordinance or was "misidentified" by the City Council in the Rezoning Ordinance, any change or "correction" in the GPIN cannot, as a matter of law, result in the Subject Parcel being "rezoned" from the R-12 to the R-2 Zoning District.[8] Such a zoning change can only be

[8] It is unclear whether the Zoning Administrator contends whether the GPIN for the Subject Parcel had changed after the adoption of the Rezoning Ordinance, or whether he contends that the City Council, the Commissioner of the Revenue, and the City's official records have all continuously "misidentified" the Subject

implemented through an amendment to the Rezoning Ordinance or the City's zoning map adopted by the City Council pursuant to the legislative notice and public hearing provisions mandated by Virginia Code § 15.2-2204. Moreover, since such a "correction" in zoning would result in a decrease in the allowed dwelling unit density of the Subject Parcel, the City Council would be required under Virginia Code § 15.2-2204(B) to provide individual written notice to Bragg Hill at least five days prior to the meeting at which such amendment is to be considered.

The City Council has taken no steps to change or "correct" the zoning classification of the Subject Parcel through the requisite legislative process, and the Zoning Administrator has no legal authority to unilaterally impose such a change or "correction." Thus, the Zoning Administrator Letter effectively operates as an unauthorized downzoning of the Subject Parcel adopted without notice to Bragg Hill and in violation of the requirements of Virginia Code § 15.2-2204.

Conclusion

For the foregoing reasons, the Zoning Administrator erred in determining that the Subject Parcel is now zoned to the City's R-2 Residential Zoning District based on the GPIN cited in the Zoning Administrator Letter, and Bragg Hill respectfully requests that the Board overturn such determination.

Parcel. Either way, it does not change the fact that the Subject Parcel was rezoned to the R-12 Residential Zoning District.

EXHIBIT A

Mike Craig
Zoning Administrator

City of Fredericksburg
PO Box 7447
Fredericksburg, VA22404-7447
Telephone: 540-372-1179
Fax: 540-372-6412
mjcraig@fredericksburgva.gov

012-16D

March 10, 2016

Bragg Hill Corporation
C/O Mr. Mark Glazebrook
11541 Granary Hills Dr.
Amelia Courthouse, Va 23002

Re: Technical Review Committee Application regarding GPIN 7870-00-3906

Dear Mr. Glazebrook:

We received your Technical Review Committee (TRC) application regarding the development of a portion of your property now identified as GPIN 7870-00-3906 into 10 ten townhomes. The zoning on the application is listed as R-12, Residential. The City's official zoning map shows that this property is zoned R-2, Residential.

The City Council rezoned 1,121 acres from R-1 to R-2 Residential, R-12 Residential, R-16 Residential, and R-30 Residential by ordinance #14-06 on February 11, 2014. A copy of the ordinance is attached to this letter. GPIN 7870-00-3906 was not individually identified on the exhibit maps at the time of the rezoning, however, I've sketched it onto the attached map for illustrative purposes. The portion of the property now identified as GPIN 7870-00-3906 was rezoned from R-1 Residential to R-2 Residential by Ordinance 14-06.

Any person aggrieved by this determination may have the right to appeal to the Board of Zoning Appeals within 30 days of the date of this determination. Such appeal shall be in writing to the Zoning Administrator, specify the grounds for the appeal and include an appeal fee of $400.00.

Sincerely,

Mike Craig
Zoning Administrator

ENC: Ordinance 14-06
Technical Review Committee Application

CC: Bagby, Goodpasture, and Associates, P.C.
1985 Jefferson Davis Highway
Suite 102
Fredericksburg, Virginia 22401

MOTION: **PAOLUCCI**

SECOND: **KELLY**

February 11, 2014
Regular Meeting
Ordinance No. 14-06

RE: **REZONING APPROXIMATELY 1,121 ACRES FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL, R-12 RESIDENTIAL, R-16 RESIDENTIAL, OR R-30 RESIDENTIAL**

ACTION: **APPROVED; Ayes: 7; Nays: 0**

FIRST READ: **January 28, 2014** **SECOND READ:** **February 11, 2014**

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the Official Zoning Map of the City, established under the Unified Development Ordinance §72-30, is amended as follows:

I. Background Information

On November 13, 2013, the Planning Commission initiated an application to rezone approximately 1,121 acres of land from R-1 Residential to R-2, R-12, or R-16 Residential. All of the subject land is included in the 2,963 acres of land annexed by the City effective January 1, 1984. At the time of annexation, the land was initially classified as R-1 Residential zoning with the intent to rezone the land to a more appropriate zoning district at a later date. Over the years, 1,842 acres have been rezoned. The purpose of this zoning map amendment is to reclassify the remaining land into a zoning district more suited to its existing or planned development.

The Planning Commission conducted a public hearing on this ordinance on December 11, 2013 and adopted a motion to recommend the zoning map amendment at that meeting. The City Council conducted a public hearing on January 28, 2014. In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The Official Zoning Map, prepared in accordance with Unified Development Ordinance §72-30, is hereby amended by rezoning approximately 1,121 acres of land from R-1 Residential to R-2, R-12 or R-16 Residential, as more particularly described in Exhibit A, "Properties Rezoned from R-1 Residential to R-2, R-12, or R-16 Residential by Ordinance 14-06, Adopted by the Fredericksburg City Council February 11, 2014."

III. Effective Immediately

This ordinance is effective immediately.

Approved as to form:

Kathleen Dooley, City Attorney

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Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 14-06 duly adopted at a meeting of the City Council meeting held February 11, 2014 at which a quorum was present and voted.

Tonya B. Lacey, CMC
Clerk of Council

PROPERTIES REZONED FROM R-1 RESIDENTIAL TO R-2, R-12, OR R-16 RESIDENTIAL

BY ORDINANCE 14-06

ADOPTED BY THE FREDERICKSBURG CITY COUNCIL FEBRUARY 11, 2014

1. **The following properties are rezoned from R-1, Residential to R-2, Residential:**

300-501 Altoona Dr.,

2-27 Apache Terr.,

1000-1014 Black Oak Ct.,

6-44 Briscoe Ln.,

1000-1210 Century Oak Dr.,

10-40 Curtis Est.,

3219-3468 Fall Hill Av.,

301-304 Falling Creek Rd.,

1800-1829 Genther Ln.,

6400 Gordon W. Shelton,

1002-1200 Great Oaks Ln.,

2101-2207 Hays St.,

1001-1019 Hickory Ct.,

1000-1021 Jami's Pl.,

2231 Jeff Davis Hwy.,

1000-1008 Jessi's Av.,

1002-1014 Jill's Pl.,

1002-1006 Jon's Pl.,

1000-1009 Julia's Pl.,

1109 Mahone St.,

1-9 Matoca Ct.,

1002-1005 Oakwood Ct.,

1005-1101 Oakwood St.,

2-32 Pawnee Dr.,

1-8 Peace Pipe Ln.,

104-125 Poplar Dr.,

1303-1428 Preserve Ln.,

5321-5517 River Rd.,

10-43 Seneca Terr.,

3403 Vidalia St.,

1102-1109 Westwood Dr.,

1200 Wicklow Dr.,

1711-1805 A-D William St.,

101-142 Woodland Rd.,

GPIN #s

7769-77-8378 (no address),

7769-16-0941 (no address),

7769-26-0788 (no address),

7769-47-1903 (no address),

7779-24-2528 (no address),

7870-11-7643 (no address),

7870-11-1775 (no address),

7870-10-4269 (no address),

7870-21-0133 (no address),

7870-10-4527 (no address),

7870-20-6853 (no address),

7870-21-8644 (no address),

7870-21-4459 (no address),

7870-30-5391 (no address),

7779-29-6826 (no address),

7779-29-2738 (no address),

7769-94-7825 (no address),

7779-15-3264 (no address),

7779-15-1314 (no address),

7779-05-9510 (no address),

7779-05-5551 (no address),

7870-03-1000 (no address),

7860-90-3994 (no address),

7779-22-4866 (no address),

7779-33-3632 (no address),

7779-34-8153 (no address),

7779-33-7697 (no address),

7779-23-5833 (no address),

7779-23-6834 (no address),

7779-23-7980 (no address),

7779-32-4817 (no address),

7778-16-6891 (no address),

7779-24-4390 (no address),

7779-04-4091 (no address),

7779-05-7004 (no address),

7860-52-1115 (no address),

7860-72-2838 (no address),

7779-07-7560 (no address),

7769-98-2024 (no address),

7779-17-0369 (no address),

7779-06-2534 (no address),

7769-96-4560 (no address),

7779-14-5535 (no address),

7779-08-6240 (no address),

7779-06-4427 (no address),

7779-07-1395 (no address),

7779-00-6239 (no address),

7778-06-2695 (no address),

7779-59-0836 (no address), and

7779-08-2325 (no address).

2. **The following properties are rezoned from R-1, Residential to R-12, Residential:**

200-222 Brighton Sq.,

317-343 Brock Sq.,

400-416 Chadwick Ct.,

600-817 Denton Cir.,

501-517 Harris Ct.,

100-322 Hickok Cir.,

100-152 Hughey Ct.,

218-241 Ivanhoe Ct.,

400-445 Rann Ct.,

900-1009 Roffman Rd.,

GPIN #

7769-99-0343 (no address),

7769-99-7765 (no address),

7769-99-4595 (no address),

7779-09-1846 (no address),

7870-00-2360 (no address), and

7860-90-9711 (no address),.

3. **The following properties are rezoned from R-1, Residential to R-16, Residential:**

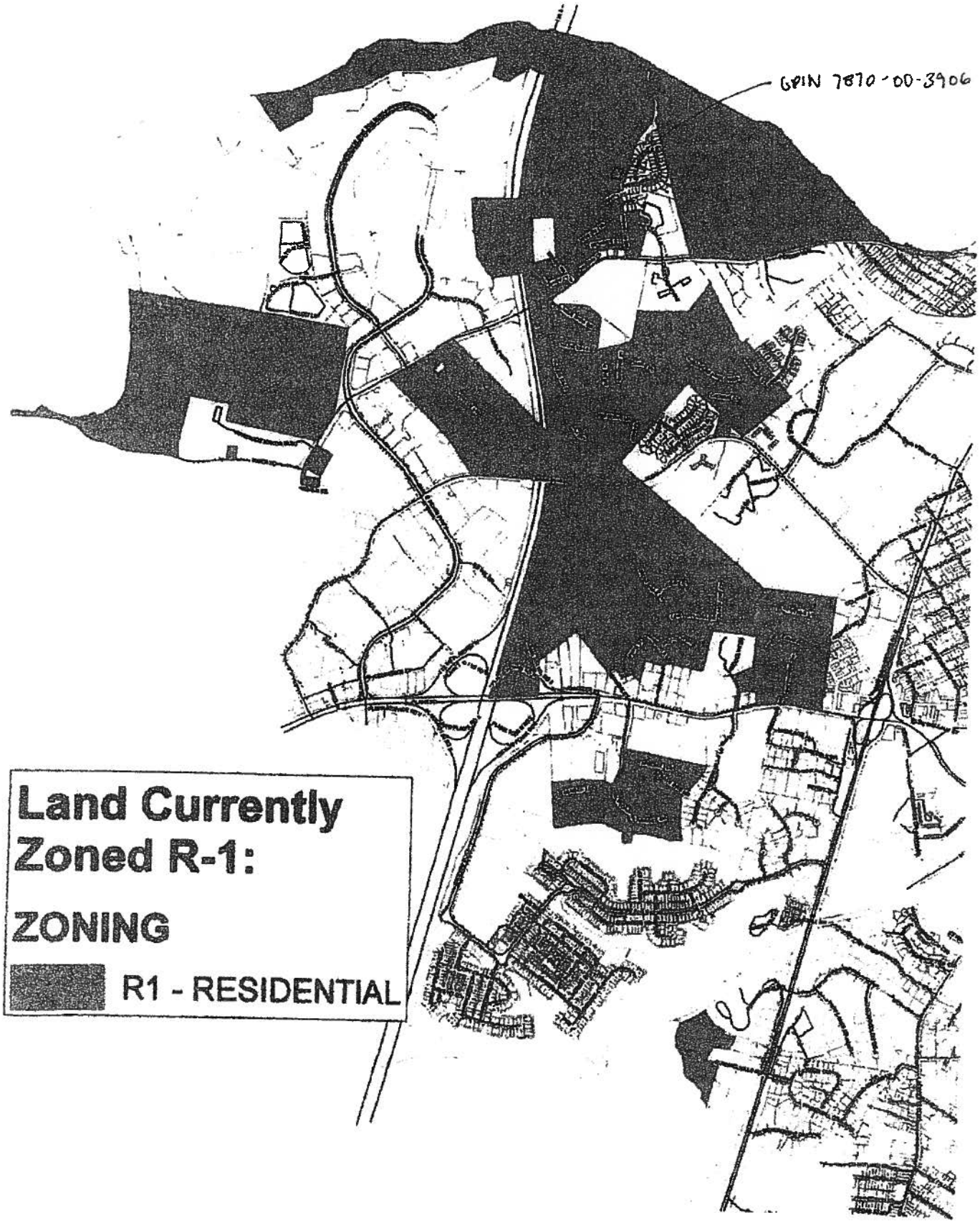
   1000 Heritage Park Dr.

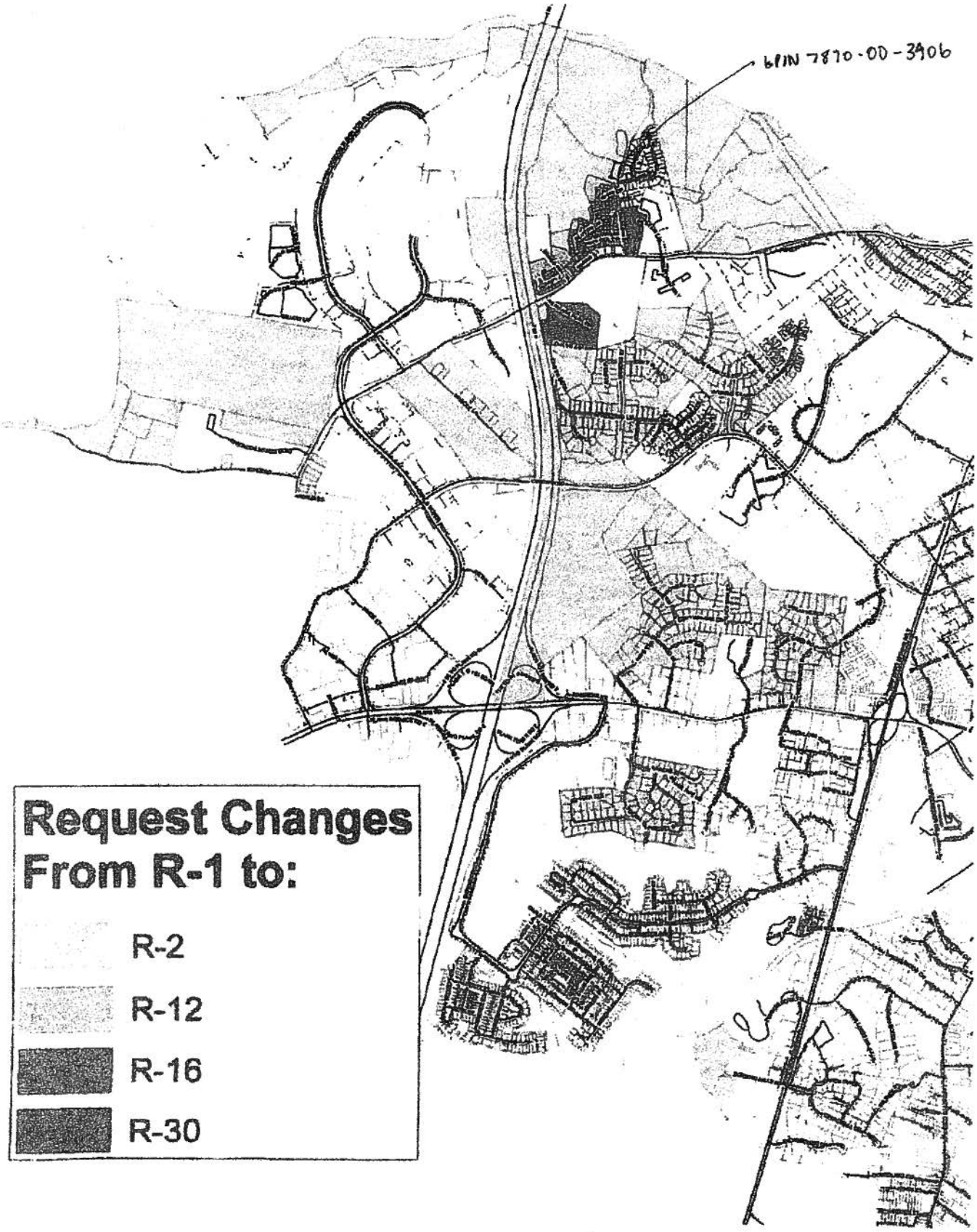
   1009 Heritage Park Dr.

   GPIN # 7769-98-1474 (no address)

4. **The following property is rezoned from R-1, Residential to R-30, Residential:**

   1099 Wicklow Dr.


GPIN 7870-00-3906
Land Currently Zoned R-1:
ZONING
R1 - RESIDENTIAL


PIN 7870-00-3906
Request Changes
From R-1 to:
R-2
R-12
R-16
R-30

Community Planning
and Building Department
Planning Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1179
Fax: 540 372-6412

PRE-APPLICATION CONFERENCE APPLICATION

DATE: FEBRUARY 29, 2016

LOCATION OF PROPERTY: END OF WICKLOW DRIVE

APPLICANT: MARK GLAZEBROOK

MAILING ADDRESS: 11541 GRANARY HILLS DRIVE
AMELIA COURTHOUSE, VA. 23002

PHONE: 540-226-1618 E-MAIL ADDRESS: MWGLAZE@gmail.com

ZONING OF PROPERTY: R-12 GPIN #: 7860-90-9711

PREVIOUS USE: VACANT PROPOSED USE: TOWNHOUSES (10)

PLEASE DESCRIBE THE PURPOSE FOR ATTENDING THE PRE-APPLICATION CONFERENCE.

DISCUSS DEVELOPMENT OF TEN (10) TOWNHOUSES ON 0.806 ACRE PARCEL ON WICKLOW DRIVE. PARCEL IS ADJACENT TO SECTION 6 OF BRAGG HILL AND CAL RIPKEN PARK TO NORTH.

☒ SITE PLAN, PLAT, OR TAX MAP ATTACHED

SIGNATURE OF APPLICANT

2-29-16
DATE

DATE RECEIVED: _____ DATE OF MEETING _____

If you have questions, please contact Marne Sherman in Planning Services Division at (540) 372-1179 or Debby Hall in Building Services Division at (540) 372-1080.

For Office Use:

CHECK IF APPLICABLE:
☐ SITE PLAN SUBMITTAL
☐ SPECIAL USE PERMIT REQUIRED
☐ REZONING REQUIRED
☐ PLAT/SUBDIVISION SUBMITTAL
☐ SPECIAL EXCEPTION REQUIRED
☐ OTHER

NO FEE REQUIRED

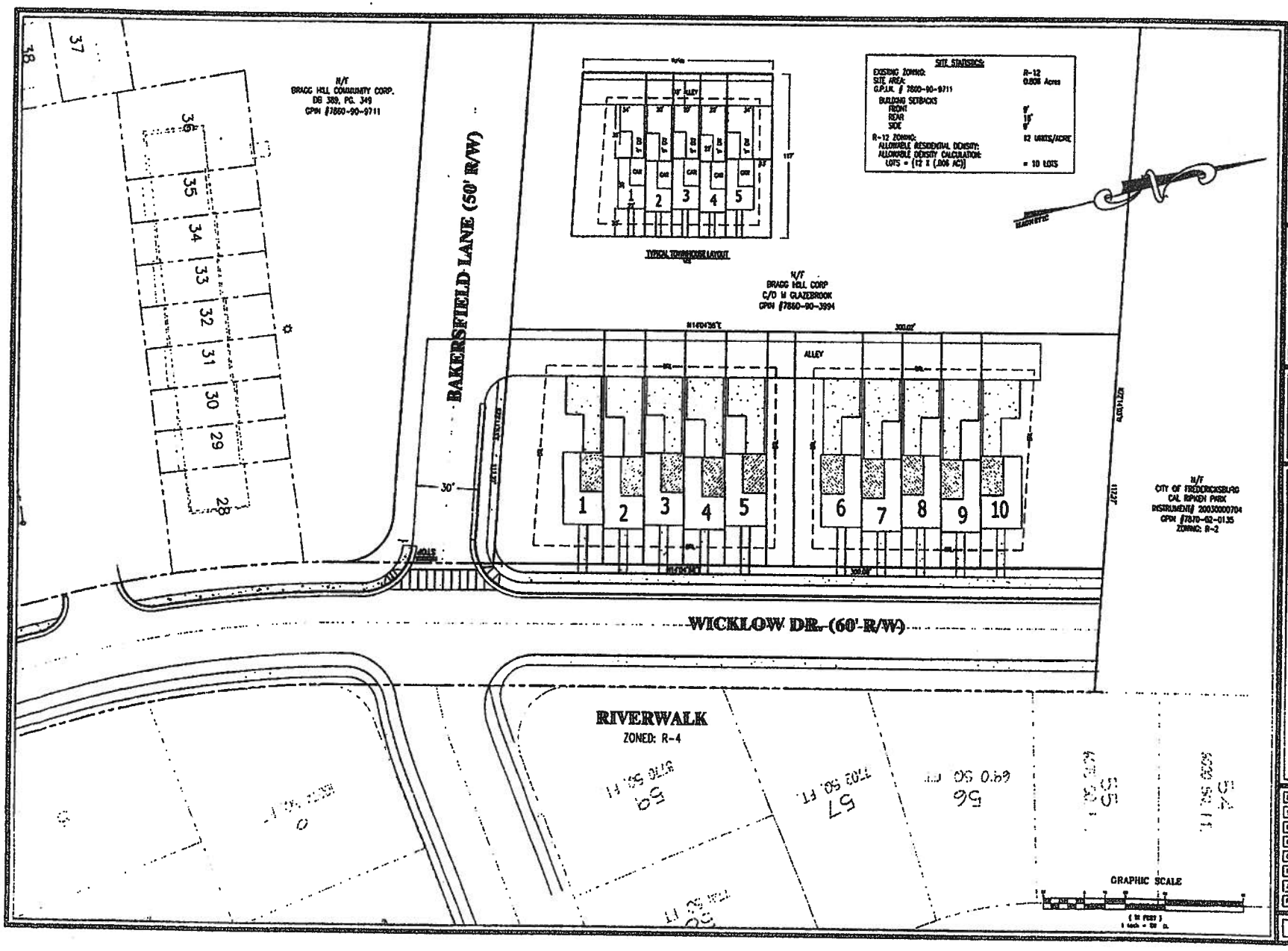

SITE STATISTICS:
EXISTING ZONING: R-12
SITE AREA: 0.806 Acres
G.P.I.N. # 7860-90-9711
BUILDING SETBACKS
FRONT 9'
REAR 15'
SIDE 9'
R-12 ZONING: 12 UNITS/ACRE
ALLOWABLE RESIDENTIAL DENSITY:
ALLOWABLE DENSITY CALCULATION:
LOTS = (12 X (.806 AC)) = 10 LOTS
TYPICAL TOWNHOUSE LAYOUT
N/F
BRAGG HILL COMMUNITY CORP.
DB 389, PG. 349
GPIN #7860-90-9711
N/F
BRAGG HILL CORP
C/O M GLAZEBROOK
GPIN #7860-90-3994
N/F
CITY OF FREDERICKSBURG
CAL RIPKEN PARK
INSTRUMENT# 20030000704
GPIN #7870-02-0135
ZONING: R-2
BAKERSFIELD LANE (50' R/W)
WICKLOW DR. (60'-R/W)
ALLEY
RIVERWALK
ZONED: R-4
GRAPHIC SCALE
GENERALIZED DEVELOPMENT PLAN
GPIN# 7860-90-9711
CITY OF FREDERICKSBURG

EXHIBIT B

MOTION: **PAOLUCCI**

SECOND: **KELLY**

February 11, 2014
Regular Meeting
Ordinance No. 14-06

RE: **REZONING APPROXIMATELY 1,121 ACRES FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL, R-12 RESIDENTIAL, R-16 RESIDENTIAL, OR R-30 RESIDENTIAL**

ACTION: **APPROVED; Ayes: 7; Nays: 0**

FIRST READ: **January 28, 2014** **SECOND READ:** **February 11, 2014**

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the Official Zoning Map of the City, established under the Unified Development Ordinance §72-30, is amended as follows:

I. Background Information

On November 13, 2013, the Planning Commission initiated an application to rezone approximately 1,121 acres of land from R-1 Residential to R-2, R-12, or R-16 Residential. All of the subject land is included in the 2,963 acres of land annexed by the City effective January 1, 1984. At the time of annexation, the land was initially classified as R-1 Residential zoning with the intent to rezone the land to a more appropriate zoning district at a later date. Over the years, 1,842 acres have been rezoned. The purpose of this zoning map amendment is to reclassify the remaining land into a zoning district more suited to its existing or planned development.

The Planning Commission conducted a public hearing on this ordinance on December 11, 2013 and adopted a motion to recommend the zoning map amendment at that meeting. The City Council conducted a public hearing on January 28, 2014. In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The Official Zoning Map, prepared in accordance with Unified Development Ordinance §72-30, is hereby amended by rezoning approximately 1,121 acres of land from R-1 Residential to R-2, R-12 or R-16 Residential, as more particularly described in Exhibit A, "Properties Rezoned from R-1 Residential to R-2, R-12, or R-16 Residential by Ordinance 14-06, Adopted by the Fredericksburg City Council February 11, 2014."

III. Effective Immediately

This ordinance is effective immediately.

Approved as to form:

Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 14-06 duly adopted at a meeting of the City Council meeting held February 11, 2014 at which a quorum was present and voted.

Tonya B. Lacey, CMC
Clerk of Council

PROPERTIES REZONED FROM R-1 RESIDENTIAL TO R-2, R-12, OR R-16 RESIDENTIAL

BY ORDINANCE 14-06

ADOPTED BY THE FREDERICKSBURG CITY COUNCIL FEBRUARY 11, 2014

1. **The following properties are rezoned from R-1, Residential to R-2, Residential:**

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2-27 Apache Terr.,

1000-1014 Black Oak Ct.,

6-44 Briscoe Ln.,

1000-1210 Century Oak Dr.,

10-40 Curtis Est.,

3219-3468 Fall Hill Av.,

301-304 Falling Creek Rd.,

1800-1829 Genther Ln.,

6400 Gordon W. Shelton,

1002-1200 Great Oaks Ln.,

2101-2207 Hays St.,

1001-1019 Hickory Ct.,

1000-1021 Jami's Pl.,

2231 Jeff Davis Hwy.,

1000-1008 Jessi's Av.,

1002-1014 Jill's Pl.,

1002-1006 Jon's Pl.,

1000-1009 Julia's Pl.,

1109 Mahone St.,

1-9 Matoca Ct.,

1002-1005 Oakwood Ct.,

1005-1101 Oakwood St.,

2-32 Pawnee Dr.,

1-8 Peace Pipe Ln.,

104-125 Poplar Dr.,

1303-1428 Preserve Ln.,

5321-5517 River Rd.,

10-43 Seneca Terr.,

3403 Vidalia St.,

1102-1109 Westwood Dr.,

1200 Wicklow Dr.,

1711-1805 A-D William St.,

101-142 Woodland Rd.,

GPIN #s

7769-77-8378 (no address),

7769-16-0941 (no address),

7769-26-0788 (no address),

7769-47-1903 (no address),

7779-24-2528 (no address),

7870-11-7643 (no address),

7870-11-1775 (no address),

7870-10-4269 (no address),

7870-21-0133 (no address),

7870-10-4527 (no address),

7870-20-6853 (no address),

7870-21-8644 (no address),

7870-21-4459 (no address),

7870-30-5391 (no address),

7779-29-6826 (no address),

7779-29-2738 (no address),

7769-94-7825 (no address),

7779-15-3264 (no address),

7779-15-1314 (no address),

7779-05-9510 (no address),

7779-05-5551 (no address),

7870-03-1000 (no address),

7860-90-3994 (no address),

7779-22-4866 (no address),

7779-33-3632 (no address),

7779-34-8153 (no address),

7779-33-7697 (no address),

7779-23-5833 (no address),

7779-23-6834 (no address),

7779-23-7980 (no address),

7779-32-4817 (no address),

7778-16-6891 (no address),

7779-24-4390 (no address),

7779-04-4091 (no address),

7779-05-7004 (no address),

7860-52-1115 (no address),

7860-72-2838 (no address),

7779-07-7560 (no address),

7769-98-2024 (no address),

7779-17-0369 (no address),

7779-06-2534 (no address),

7769-96-4560 (no address),

7779-14-5535 (no address),

7779-08-6240 (no address),

7779-06-4427 (no address),

7779-07-1395 (no address),

7779-00-6239 (no address),

7778-06-2695 (no address),

7779-59-0836 (no address), and

7779-08-2325 (no address).

2. **The following properties are rezoned from R-1, Residential to R-12, Residential:**

200-222 Brighton Sq.,

317-343 Brock Sq.,

400-416 Chadwick Ct.,

600-817 Denton Cir.,

501-517 Harris Ct.,

100-322 Hickok Cir.,

100-152 Hughey Ct.,

218-241 Ivanhoe Ct.,

400-445 Rann Ct.,

900-1009 Roffman Rd.,

GPIN #

7769-99-0343 (no address),

7769-99-7765 (no address),

7769-99-4595 (no address),

7779-09-1846 (no address),

7870-00-2360 (no address), and

7860-90-9711 (no address),.

3. **The following properties are rezoned from R-1, Residential to R-16, Residential:**

   1000 Heritage Park Dr.

   1009 Heritage Park Dr.

   GPIN # 7769-98-1474 (no address)

4. **The following property is rezoned from R-1, Residential to R-30, Residential:**

   1099 Wicklow Dr.

EXHIBIT C

...state Maintenance UPDATE
... OF FREDERICKSBURG
... *Status *Dist: ...

User MARILLA
L-Chg 7/13/2015
Batch 15205MM
SSN#2: 000000000

...OD, TREASURER
...EDERICKSBURG
...X 267
...EDERICKSBURG VA 22404-0267

ADDRESS SERVICE REQUESTED

CITY OF FREDERICKSBURG
IMPORTANT--PLEASE READ
2014/2015 REAL ESTATE TAX

ELDERLY OR DISABLED MAY BE ELIGIBLE FOR A REAL ESTATE EXEMPTION IF THEY ARE AGE 65 OR OLDER OR PERMANENTLY DISABLED AND MEET FINANCIAL CRITERIA ESTABLISHED BY LOCAL ORDINANCE. FOR FURTHER INFORMATION CONTACT THE COMMISSIONER OF REVENUE AT (540)372-1004.

THE TREASURER COLLECTS TAXES, DOES NOT ASSESS PROPERTY, FIX VALUATIONS, SET RATES OR GRANT EXEMPTIONS AND HAS NO AUTHORITY TO MAKE CHANGES TO THE TAX ROLL.

003017

***AUTO**MIXED AADC 280 3017 T11:16
BRAGG HILL CORPORATION
11541 GRANARY HILLS DR
AMELIA COURT HOUSE VA 23002-4285

016214

INFORMATION INQUIRIES

Commissioner of Revenue 540-372-1004
Payments 540-372-1001

YEAR	DEPT. # / TICKET #	PARCEL NUMBER / GPIN
2015	RE 2015: 679	7860-90-9711

DUE DATE: 5/15/2015
After 5/15/2015 add 47.76 penalty
After 6/01/2015 add 4.38 interest per month

DESCRIPTION	RATE	TOTAL VALUE	TOTAL TAX CHARGES
0.806AC S6 BL 273-5-50A WICKLOW DR IMPROVEMENTS ANNUAL TAX-REGULAR ASSESSMENT	.790	120,900	955.12
AC .81		TOTAL NOW DUE	477.56

PD 4/25/15 #1169

IT IS THE OBLIGATION OF THE TAXPAYER TO SEE THAT THE PROPER TAX BILL IS RECEIVED AND PAID ON TIME.

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS.

193 APR05 01303014

EXHIBIT D

Fredericksburg, Virginia

January 11, 2016

GPIN
7860-90-9711

Property Address
0 WICKLOW DR

Record #
5888

General

Owner's Name: BRAGG HILL CORPORATION

Mailing Address: 11541 GRANARY HILLS DR
AMELIA COURT HOUSE, VA 23002

Description: 0.806AC S6 BL 273-5-50A

WICKLOW DR
0.806

Site Information

Acres:	0.80600000
Zoning :	R12
Terrain Type:	On
Terrain Character:	Rolling/Sloping
Right of Way:	Public
Easements:	Paved
Other Description:	LOT: 0.806 AC

Details

Size in Sq. Ft.:	No Data
Value:	$120,900.00

Exterior Information

Year Built:	0
Occupancy:	Vacant Land
Foundation:	No Data
# of Stories:	0.0
Ext. Walls:	Unknown
Roofing:	No Data
Roof Type:	No Data
Garage:	No Data
Garage - # Of Cars:	0
Built-In Garage - # Of Cars:	0
Carport:	No Data
Carport - # Of Cars:	0

Interior Information

# of Rooms:	0
# of Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Floors:	No Data
Fireplaces:	0
Stacked Fireplaces:	0
Flues:	0
Metal Flues:	0
Stacked Flues:	0
Inoperable Flues/Fireplaces:	0
Fireplace:	0

Total SqFt:	0
Basement Type:	No Data
Basement SqFT:	0
Finished Basement SqFt:	0
Interior Walls:	No Data
Heating:	No Data
A/C:	No Data

Utilities

Water:	None
Sewer:	None
Electric:	No
Gas:	No
Fuel Type:	No Data

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm, or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Fredericksburg expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Assessments

Improvements Details

Sale Date	Sale Amount	Document No	Deed Bk / Pg
1	PAVEMENT	N/A	N/A

Total Other Improvements Value:
$

Assessment Year:	2014
Building Value:	$0
Total Other Improvements:	$0
Total Land Value:	$120,900
Rounded Taxable Value:	$120,900
Percent Complete:	

Description	Size In Acres	Lump Sum/Per Acres	Unit Value	Adj	Utility Value	Acreage Value
Other	1	Lump Sum	$150,000	.00%	0	120,900

Total Value:
$120,900

Ownership

Current Ownership Details

Name	Sale Date	Sale Price	Instrument	Plat Book/Page	Deed Book/Page	Will Book/Page	Grantor
BRAGG HILL CORPORATION	11/1/2013	$115,000.00	2013 - 2978				BRAGG HILL COMMUNITY CORP

Previous Ownership Details

Name	Sale Date	Sale Price	Instrument	Deed Book/Page	Will Book/Page	Grantor
BRAGG HILL COMMUNITY CORP				389 / 349		

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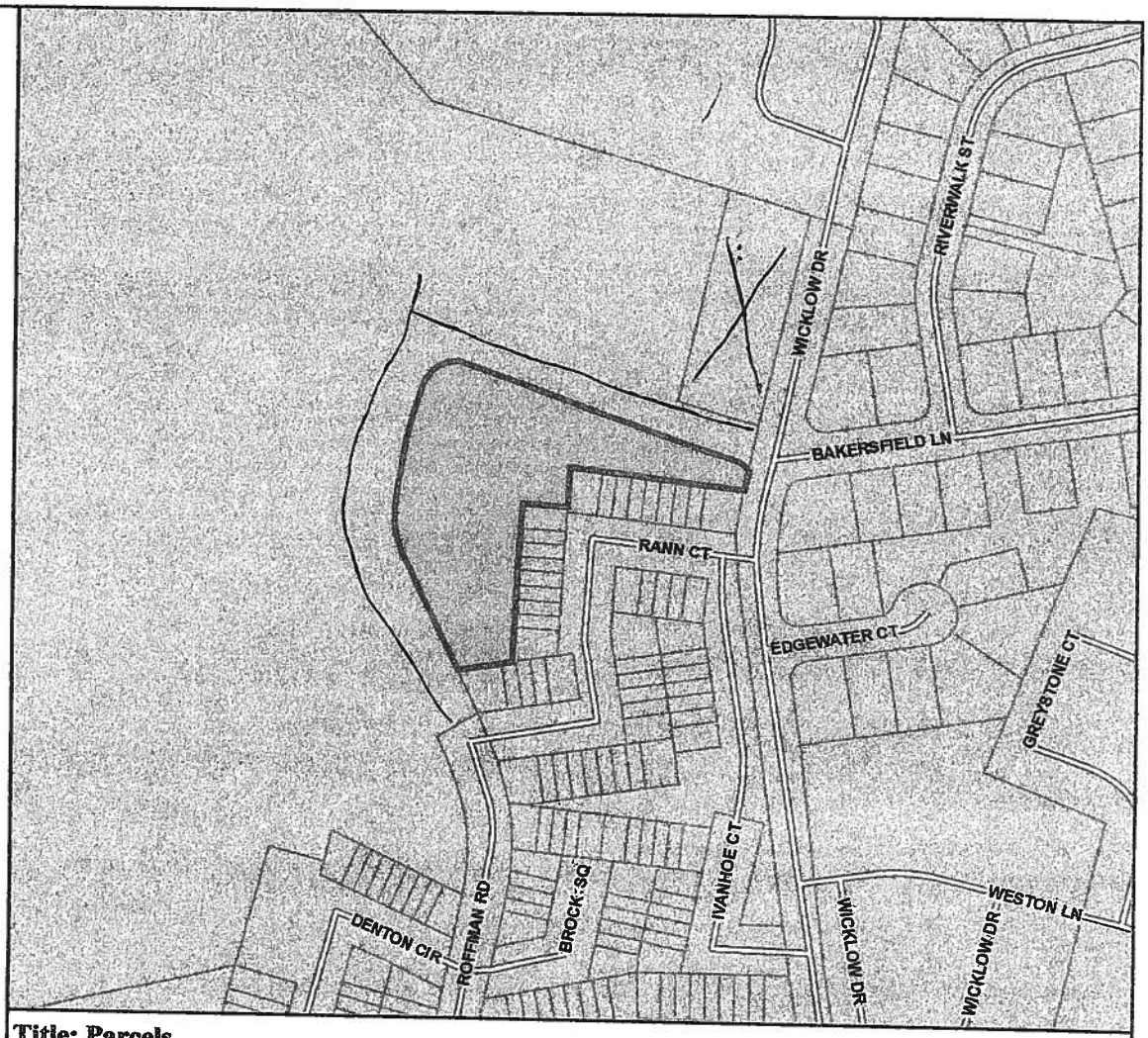
Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels



Feet

0 50 100 150 200

1:2,400 / 1"=200 Feet

Title: Parcels

Date: 1/11/2016

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EXHIBIT E

Fredericksburg, Virginia

April 08, 2016

GPIN
7860-90-9711

Property Address
0 WICKLOW DR

Record #
5888

General

Owner's Name: GLAZEBROOK MARK & MIKE DEGEN

Mailing Address: 11541 GRANARY HILLS DR
AMELIA COURT HOUSE, VA 23002

Description: 0.806AC S6 BL 273-5-50A

WICKLOW DR
0.806

Site Information

Acres:	0.80600000
Zoning :	R2
Terrain Type:	On
Terrain Character:	Rolling/Sloping
Right of Way:	Public
Easements:	Paved
Other Description:	LOT: 0.806 AC

Details

Size in Sq. Ft.:	No Data
Value:	$120,900.00

Exterior Information

Year Built:	0
Occupancy:	Vacant Land
Foundation:	No Data
# of Stories:	0.0
Ext. Walls:	Unknown
Roofing:	No Data
Roof Type:	No Data
Garage:	No Data
Garage - # Of Cars:	0
Built-In Garage - # Of Cars:	0
Carport:	No Data
Carport - # Of Cars:	0

Interior Information

# of Rooms:	0
# of Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Floors:	No Data
Fireplaces:	0
Stacked Fireplaces:	0
Flues:	0
Metal Flues:	0
Stacked Flues:	0
Inoperable Flues/Fireplaces:	0
Fireplace:	0

Total SqFt:	0
Basement Type:	No Data
Basement SqFT:	0
Finished Basement SqFt:	0
Interior Walls:	No Data
Heating:	No Data
A/C:	No Data

Utilities

Water:	None
Sewer:	None
Electric:	No
Gas:	No
Fuel Type:	No Data

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Assessments

Improvements Details

Sale Date	Sale Amount	Document No	Deed Bk / Pg
1	PAVEMENT	N/A	N/A

Total Other Improvements Value:
$

Assessment Year:	2014
Building Value:	$0
Total Other Improvements:	$0
Total Land Value:	$120,900
Rounded Taxable Value:	$120,900
Percent Complete:	

Description	Size in Acres	Lump Sum/Per Acres	Unit Value	Adj	Utility Value	Acreage Value
Other	1	Lump Sum	$150,000	.00%	0	120,900

Total Value:
$120,900

Ownership

Current Ownership Details

Name	Sale Date	Sale Price	Instrument	Plat Book/Page	Deed Book/Page	Will Book/Page	Grantor
GLAZEBROOK MARK & MIKE DEGEN	1/19/2016	$.00	2016 - 168				BRAGG HILL CORPORATION

Previous Ownership Details

Name	Sale Date	Sale Price	Instrument	Deed Book/Page	Will Book/Page	Grantor
BRAGG HILL CORPORATION	11/01/2013	$115,000.00	2013 / 2978			
BRAGG HILL COMMUNITY CORP				389 / 349		

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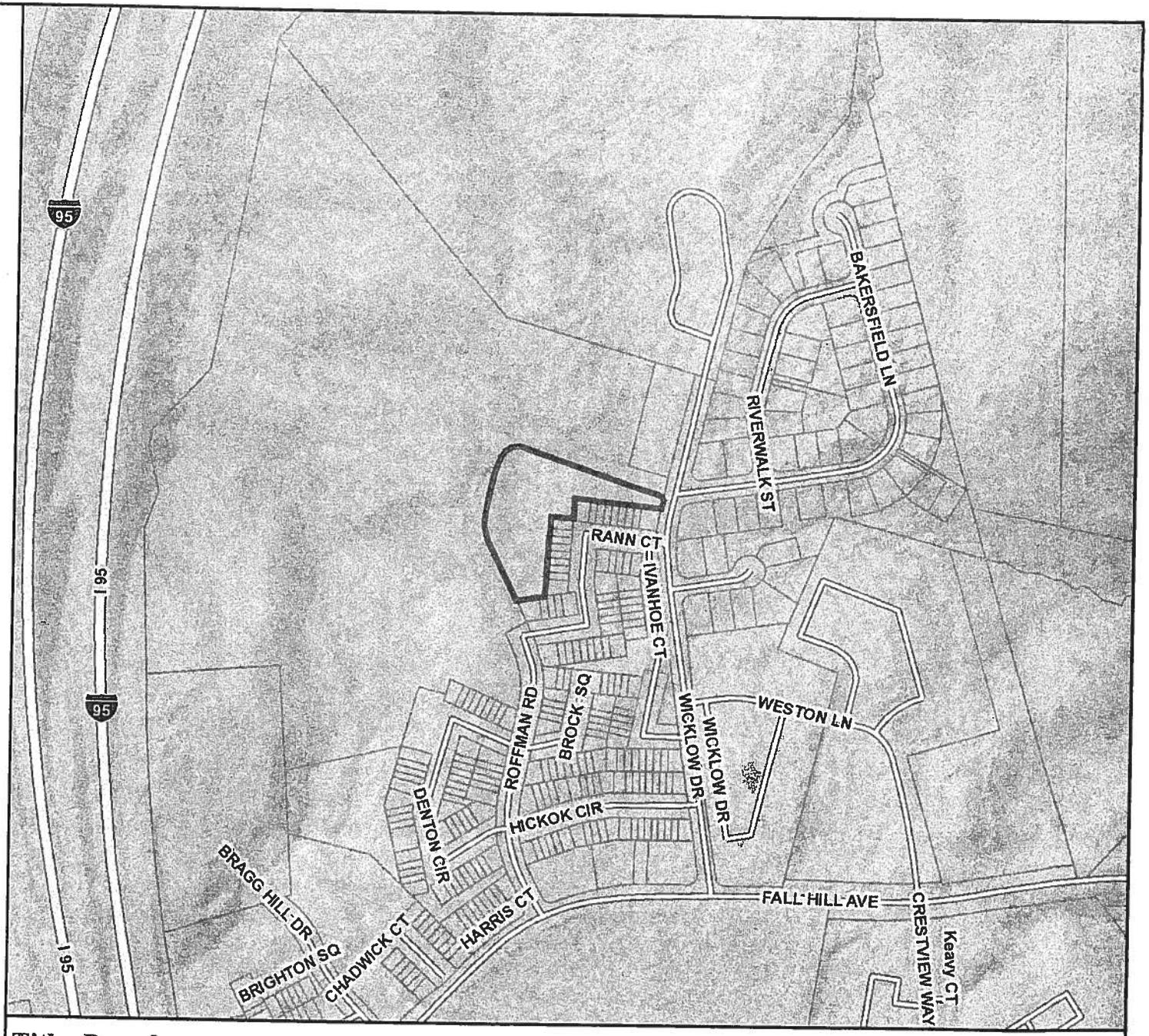
Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels



Feet

0 100 200 300 400

1:4,800 / 1"=400 Feet

Title: Parcels

Date: 4/8/2016

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EXHIBIT F

Community Planning
and Building Department
Planning Services Division

City of Fredericksburg
715 Princess Anne Street
P.O. Box 7447
Fredericksburg, VA 22404-7447
Telephone: 540 372-1179
Fax: 540 372-6412

PRE-APPLICATION CONFERENCE APPLICATION

DATE: FEBRUARY 29, 2016

LOCATION OF PROPERTY: END OF WICKLOW DRIVE

APPLICANT: MARK GLAZEBROOK

MAILING ADDRESS: 11541 GRANARY HILLS DRIVE
AMELIA COURTHOUSE, VA. 23002

PHONE: 540-226-1618 E-MAIL ADDRESS: MWGLAZE@gmail.com

ZONING OF PROPERTY: R-12 GPIN #: 7860-90-9711

PREVIOUS USE: VACANT PROPOSED USE: TOWNHOUSES (10)

PLEASE DESCRIBE THE PURPOSE FOR ATTENDING THE PRE-APPLICATION CONFERENCE.

DISCUSS DEVELOPMENT OF TEN (10) TOWNHOUSES ON 0.806 ACRE PARCEL ON WICKLOW DRIVE. PARCEL IS ADJACENT TO SECTION 6 OF BRAGG HILL AND CAL RIPKEN PARK to NORTH.

☒ SITE PLAN, PLAT, OR TAX MAP ATTACHED

SIGNATURE OF APPLICANT

2-29-16
DATE

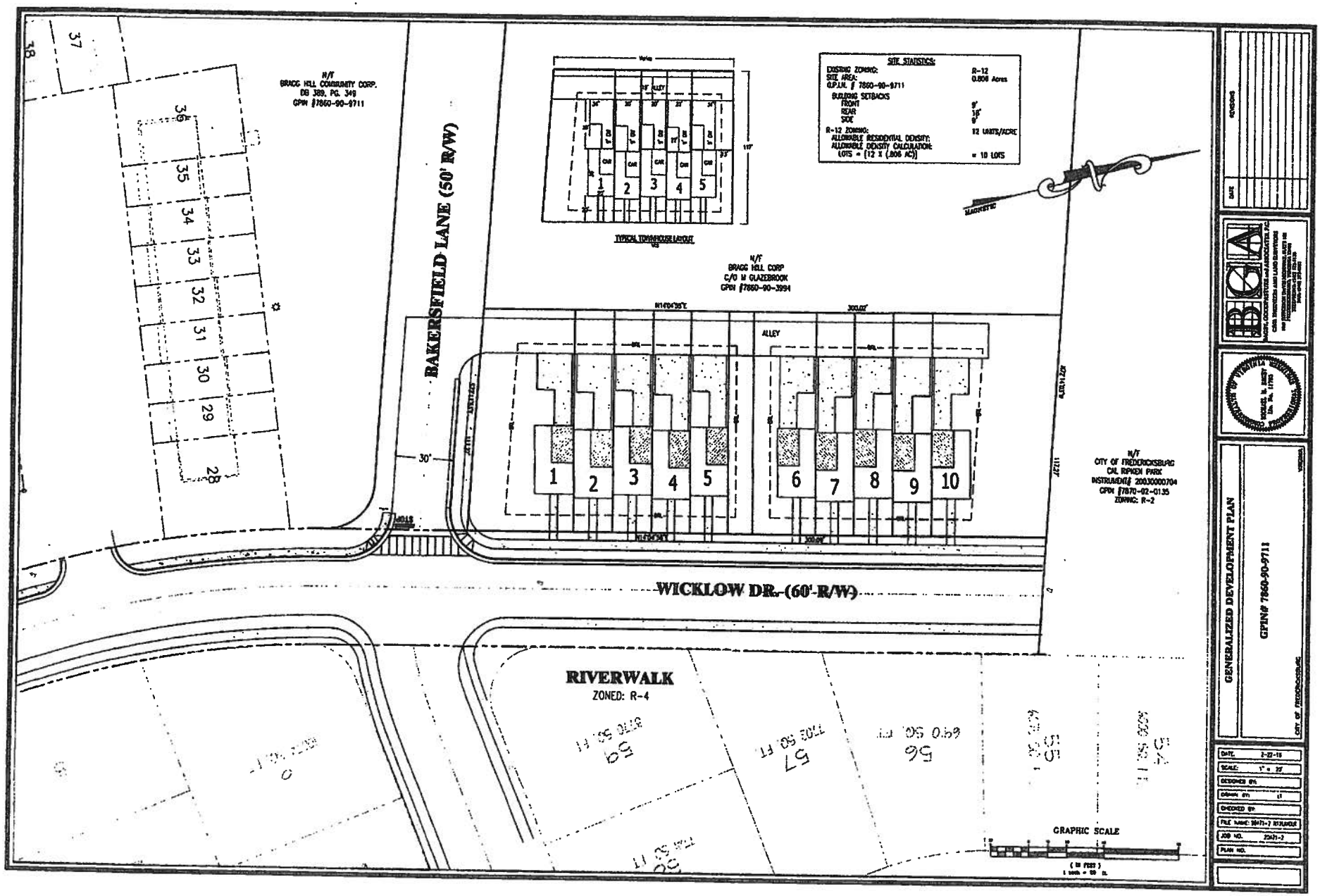
DATE RECEIVED: _____ DATE OF MEETING _____

If you have questions, please contact Marne Sherman in Planning Services Division at (540) 372-1179 or Debby Hall in Building Services Division at (540) 372-1080.

For Office Use:

CHECK IF APPLICABLE:
☐ SITE PLAN SUBMITTAL
☐ SPECIAL USE PERMIT REQUIRED
☐ REZONING REQUIRED
☐ PLAT/SUBDIVISION SUBMITTAL
☐ SPECIAL EXCEPTION REQUIRED
☐ OTHER

NO FEE REQUIRED


SITE STATISTICS:
EXISTING ZONING: R-12
SITE AREA: 0.806 Acres
G.P.I.N. # 7860-90-9711
BUILDING SETBACKS
FRONT 9'
REAR 18'
SIDE 9'
R-12 ZONING: 12 UNITS/ACRE
ALLOWABLE RESIDENTIAL DENSITY:
ALLOWABLE DENSITY CALCULATION:
LOTS = (12 X (.806 AC)) = 10 LOTS
TYPICAL TOWNHOUSE LAYOUT
N/F
BRAGG HILL COMMUNITY CORP.
DB 389, PG. 349
GPIN #7860-90-9711
N/F
BRAGG HILL CORP
C/O M GLAZEBROOK
GPIN #7860-90-3994
N/F
CITY OF FREDERICKSBURG
CAL RIPKEN PARK
INSTRUMENT# 200300000704
GPIN #7870-92-0135
ZONING: R-2
BAKERSFIELD LANE (50' R/W)
WICKLOW DR. (60'-R/W)
ALLEY
RIVERWALK
ZONED: R-4
MAGNETIC
GRAPHIC SCALE
GENERALIZED DEVELOPMENT PLAN
GPIN# 7860-90-9711
CITY OF FREDERICKSBURG
DATE 2-22-16
SCALE 1" = 20'
DESIGNED BY
DRAWN BY
CHECKED BY
FILE NAME
JOB NO. 20471-2
PLAN NO.