



302 N. Main Street
Culpeper, Virginia 22701

DEPARTMENT OF DEVELOPMENT

Planning and Zoning

(540) 727-3404 Fax: (540) 727-3461

January 11, 2018

Robert Rook & Mark Jenkins
5419 Hoover Rd
Reva, VA 22735

Re: Approval Letter for Case No. U-2212-18-1 Tax Map/Parcel No. 60/28

Dear Mr. Rook & Mr. Jenkins:

Please allow this letter to serve as your official notification that the above referenced conditional use permit application was approved by the Board of Supervisors after proper advertising and public hearing held on January 2, 2018. A copy of the Resolution of the Board of Supervisors clearly stating the terms and nine (9) conditions of the conditional use permit is attached hereto.

The Board of Supervisors found that the general standards of Article 17 of the Zoning Ordinance were met in this application by the issuance of a conditional use permit, and specifically found that the proposed use consistent with the conditional use permit as approved by the Board will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use, that the proposed use will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the proposed use is consistent, not in conflict, with the purposes of the Comprehensive Plan of the County of Culpeper.

The Board of Supervisors found the application to be in compliance with the general standards as set forth in Article 4-2-2.1 (referring to Article 3-2-2.3) of the Zoning Ordinance.

This approval of this conditional use permit will allow for the operation of an assisted living facility, with occupancy in excess of eight (8) individuals in accordance with Article 4-2-2.1 and Article 17 of the Zoning Ordinance. The property is located on Route 648 (Cedar Ridge Rd) in the Cedar Mountain Magisterial District and contains 38.90 acres. Tax Map Parcel No. 60-28.

Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Neil Drumheller', written over a horizontal line.

Neil Drumheller, CZA
Zoning Administrator