

**ROCKINGHAM COUNTY  
ZONING VARIANCE APPLICATION**

**FOR OFFICE USE ONLY**

FEE: \$350.00

DEADLINE DATE: \_\_\_\_\_

RECEIPT # \_\_\_\_\_

HEARING DATE: 3/2/14

DATE REC \_\_\_\_\_

TAXES PAID \_\_\_\_\_

BZA # VAR16-028

APPLICANT: CROSSROADS FARM LLC

ADDRESS: PO BOX 218; PENN LAIRD, VA 22846

CONTACT PERSON: SETH RODERICK, P.E. (Owner's Agent / Engineer) Daytime No. (540)434-6365

Address: VALLEY ENGINEERING; 3231 PEOPLES DRIVE; HARRISONBURG, VA 22801

LOCATION: (N S E W) side of Road Name SHEN LAKE DRIVE (Route Number) 689  
approximately 930 miles (feet) (N S E W) of Road Name WOODS ROAD (Route  
Number) 686 in the CENTRAL Magisterial District, Election District # 3.

TAX MAP # 126-(A)-L24 ZONING: R5 ACRES: 70+/-

**TO THE BOARD OF ZONING APPEALS:**

I (We) respectfully request that the Board of Zoning Appeals decide our appeal for a variance. This appeal is for a variance to the Rockingham County Code and is relative to the: Area, Sidyard, Height, Use, Parking or x Other (specify other) 10% STREET GRADE LIMIT provisions of the Code; specifically

I (We) request to be allowed to use a maximum street grade of 16%, which conforms to VDOT standards, in the design of Frederick Road extension in the next phase of the Crossroad Farm Estate subdivision. This request is a variance of §17-701.03.(b), which limits private streets to a 10% maximum street grade.

for the following reason(s): (1) The Master Plan for this development was approved prior to the ordinance change limiting the street grade to 10%. (2) The proposed street will tie into existing streets at both ends, which limits the design grades of the proposed street. (3) A 10% grade would create extremely steep slopes for a portion of the new lots, which would render them unusable.

A previous appeal on this (has has not) been filed on this property. My (Our) interest in this property is as owner, lessee, contract purchaser).

VALLEY ENGINEERING

Owner's Agent / Engineer

By: [Signature] SETH RODERICK, P.E.

**(SEE OTHER SIDE)**

ADDITIONAL DETAILS REQUIRED WITH APPLICATION:

Attach a drawing on 8 1/2" x 11" plain paper showing the following:

- A. Size and Shape of property.
- B. Location of proposed or existing building - distance from public highway/street and from adjoining property.
- C. Size and shape of proposed or existing building.
- D. Show other buildings, driveway, septic, etc. located on the property.

**NAMES AND COMPLETE MAILING ADDRESSES (USE E-911 ADDRESSES) OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. IF ADJACENT TO CITY, A TOWN, OR ANOTHER COUNTY, YOU NEED TO SUPPLY THOSE NAMES AND ADDRESSES ALSO. Name of owners may be found in Real Estate and Land Use office located in the Rockingham County Administration Center. Complete mailing addresses are listed in Land Use Books in front of the Treasurer's Office also (located next to the Land Use Office).**

<u>NAME</u>	<u>ADDRESS</u>
CROSSROADS FARM LLC	PO BOX 218; PENN LAIRD, VA 22846
LAKEVIEW DEVELOPMENT CORP	4101 SHEN LAKE DRIVE; ROCKINGHAM, VA 22801
JAMES E JR & BRENDA J KIDD	965 CLAREMONT AVENUE; ROCKINGHAM, VA 22801
ANDREW L FORWARD	915 FREDERICK ROAD; ROCKINGHAM, VA 22801
GARY G & CRYSTAL J BLOSSER	1324 KEEZLETOWN ROAD; WEYERS CAVE, VA 24486
RICHARD L & PATRICIA S OURS	995 FREDERICK ROAD; ROCKINGHAM, VA 22801
NELSON L & NANCY G MILLER	4074 MEADOWOOD LANE; MARSHALL, VA 20115
GARRY J & REJENA K DRIVER	775 CONFEDERACY DRIVE; PENN LAIRD, VA 22846
STEVEN D & MARY S OWEN REVOCABLE LIVING TRUST	1050 FREDERICK ROAD; ROCKINGHAM, VA 22801
LUCINDA A NOFTSINGER REVOCABLE TRUST	4135 LUCY LONG LANE; ROCKINGHAM, VA 22801
WALNUT HILL BUILDERS LLC	165 HASTINGS COURT; ROCKINGHAM, VA 22801
WALNUT HILL BUILDERS LLC	3593 ISAAK WALTON LANE; ROCKINGHAM, VA 22801
JAMES E & CYNTHIA C TINGLE	170 HASTINGS COURT; ROCKINGHAM, VA 22801
ROBERT EGAN & LUCINDA HOLMES KENNEY	120 HOBART COURT; ROCKINGHAM, VA 22801
WILLIAM L & JACQUELINE Y SAMMON	970 FREDERICK ROAD; ROCKINGHAM, VA 22801
CHARLES R & ELIZABETH S BRUBAKER	125 PELHAM PLACE; ROCKINGHAM, VA 22801