

## Diana Stultz

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**From:** Joseph A. Mullens  
**Sent:** Monday, March 28, 2016 10:15 AM  
**To:** Diana Stultz; Jeremy Holloway  
**Subject:** RE: Variance request for increase to road grades

Diana,

We don't have any concerns with the variance request on this project from 10% to 15%. The areas that are highlighted I assume to be paved with gutter which helps. My only concern would be the emergency access road and if they are proposing gravel then the construction will be required to meet our private road and right of way specifications for 15% grade. Thanks.

Captain Joseph A. Mullens  
Fire and Life Safety Division  
Rockingham County Fire and Rescue  
20 East Gay Street  
Harrisonburg, Virginia 22802  
[jmullens@rockinghamcountyva.gov](mailto:jmullens@rockinghamcountyva.gov)  
Office: 540-564-3175  
Fax: 540-564-1823

**From:** Diana Stultz  
**Sent:** Monday, March 28, 2016 9:04 AM  
**To:** Jeremy Holloway; Joseph A. Mullens  
**Subject:** Variance request for increase to road grades

Our office has received another request for an increase in road grades. This one is for an increase from 10% to 15%. I am attaching a copy of the variance application. The areas in yellow show the areas for which they would like to increase the road grades. Our concern, naturally, is for accessibility for emergency services. As you are aware, Crossroads Farm with granted a variance in March. However, in that case, the subdivision existed, they were trying to finish out the subdivision, and they made some changes to the road system that would work better for emergency services with regards to two ways in, etc. In this case, this property has not yet been rezoned. It is scheduled to go before the Planning Commission next week. I received the variance request last week; and it is scheduled to go before the Board of Zoning Appeals in May. I wanted your input with regards to a variance to our regulations of 10% so I could inform the BZA. Additionally, the Planning Commission will be informed of this new information. Please review the attached application and provide any comments back to me regarding this increase and how it will affect emergency services. Thank you in advance.

Diana

*Diana Cobb Stultz*

ZONING ADMINISTRATOR/SUBDIVISION AGENT  
[dstultz@rockinghamcountyva.gov](mailto:dstultz@rockinghamcountyva.gov)

Rockingham County Administration Center  
Community Development Department  
20 East Gay Street