

FROM: Andrea Young, Manager, HCF

TO: Board of Supervisors, Fauquier County

DATE: October 11, 2016

RE: Waiver Request by Zand78 LLC and Demavand9 LLC
WAIV-16-005690

Dear Members of the Board of Supervisors, Fauquier County VA

My husband, Dendy, and I are recent owners of Hidden Creek Farm, formerly Locust Grove, located at 2591 Triplett Turn in Delaplane, VA. Our farm is located in the Crooked Run Valley, a designated Rural Historic District on the National Register of Historic Places administered by the National Park Service. According to our research, the district encompasses 386 contributing buildings, 27 contributing sites, and 21 contributing structures. We have several pre-civil war homes and at least one cemetery on our farm. We are currently researching these with the intention of adding them to the historic registry. One of the buildings was never previously documented. We mention this because it was 'discovered' as we began to untangle the property from invasive vines. It is possible other similar structures and burial places exist on the lots currently under dispute. The proposed lot division and inevitable development could significantly threaten such sites.

We purchased our property exactly because it is in a conservation easement district. It is incredibly important to our future livelihood, which is as an agritourism educational Conservation Farm, that the area remain rural and protected. Any activities that happen 'upstream' of our Conservation Farm are likely to have negative impacts on our endeavors.

We strongly oppose the waiver sought by the developers known as "Zand78" and "Demavand9" for the unlawful Apple Manor subdivisions on Brushy Mountain. The development of these tracts would irreparably damage our property and quality of life in terms of environmental impact, safety of our livestock and agricultural enterprises, and personal work and enjoyment. In addition, development could irreparable destroy historic and cultural legacies so valuable to our Crooked Run Valley. We also believe the subdivision is onerous on the surrounding community as a whole, unlawful, and that the negative consequences, even if unintended, will cause problems for many years to come.

We respectfully ask that you reject the waiver request.

If you would like to contact us directly, please email me at dreayoung@gmail.com, or contact me on my mobile [301-580-9119](tel:301-580-9119).

Andrea Young
Hidden Creek Farm LLC

PS. You should know that we are willing to put together a community group to purchase the lots at a fair market price with the intent of protecting them from development. A number of weeks ago, I left Mr. Coughlin, the attorney for Zand and Demavand, a message to that effect. We have not heard back from him as yet.