

Mr. Peter N. Geilich
271 Brightwaters Drive
White Stone, VA 22578

White Stone, Virginia
July 24, 2006

Dear Mr. Geilich:

The Board of Supervisors will consider the proposed definition of "Guest Quarters" at the meeting on July 27, 2006. You may recall my earlier letter of June 9, 2006 in which I made several suggestions that I thought would be improvements on the proposed definition. I have talked to a number of people and have two points that I hope you and the Board will consider as you consider the final definition for "Guest Quarters."

1. The last five words (*except for immediate family members*) of the proposed definition should be deleted.

The allowance of an exception for immediate family members to occupy the "Guest Quarters" on a long-term basis or permanent basis would be contrary to the current zoning ordinance for R-1 lots, which allows only one residence on an R-1 lot. The concept of "Guest Quarters" implies strongly that guests are expected to stay for only brief periods of time. I am sure that there are a number of current residents of Lancaster County who bought their lots or houses with reasonable expectations for the continuation of the zoning ordinance that allows only one residence on an R-1 lot as I did.

2. There should be some consideration of a setback requirement other than five (5) feet as required for other accessory structures.

One difference from other accessory structures is that guests (or permanent residents if the Board does not agree with my first point) could be only five feet from a property side boundary line compared with the requirement of 25 feet for the principle structure. Guests that stay in a building only 5 feet from a property line may make more noise, have brighter lights, and deprive the neighbors of more of their privacy and peaceful enjoyment of their own property than if they were required to stay in a building that was 25 feet from the property line.

While I encourage the Board to adopt the two points listed above, the Board may want to consider a compromise of the setback requirement to 15 feet for one-story guest houses if, and only if, the provision that would allow for permanent residency by immediate family members is deleted from the proposed definition.

Thank you,

Thomas J. & Kathryn C. Smith

Xc: Mr. F. W. Jenkins, Jr.
Mr. Ernest W. Palin, Jr.
Dr. Jack S. Russell
Mr. B. Wally Beachamp