



Mr. Long,

Thank you for the information you provided regarding the proposed plans to convert the Red (Historic) Barn on the Shannon Easement Property (SPT-02069-02068) to a small-scale chiropractic office. According to your proposal email, the chiropractic office would be completely within the existing barn structure and would not be expanded past its existing footprint. The external architectural character of the barn will also be maintained throughout all phases of construction.

The Deed of Open-Space Easement for the property contains the following relevant provisions, which provide, in part:

2. **Signs.** *Display of billboards, signs, or other advertisements that are visible from outside the Property is not permitted on or over the Property except to: (i) state the name and/or address of the owners or Property, (ii) advertise the sale or lease of the property, (iii) advertise the sale of goods or services produced incidentally to the permitted use of the Property, (iv) provide notice necessary for the protection of the Property, (v) give directions to visitors, or (vi) recognize historic status or participation in a conservation program. No such sign shall exceed nine square feet in size.*

7. **Buildings & Structures.** *No permanent or temporary building or structure may be built or maintained on the Property other than:*

(ii) The existing barn of approximately 4,852 square feet, built at the turn of the century, standing on the Property on the date of the deed (the "Historic Barn"), which may be repaired, restored, renovated or replaced at the same location, provided the Historic Barn may only be replaced (at a size no greater than 4,852 square feet of enclosed usable area) if it is totally or substantially destroyed by fire, flood, windstorm, hurricane, earth movement or other casualty beyond the control of the Grantor provided further any renovation or replacement shall be consistent with the historic character of the Property and shall be approved by the Grantee prior to beginning construction, which approval shall not be unreasonably withheld and shall be limited to consideration of whether the proposed structure is consistent with the historic character of the Property;

8. Industrial or Commercial Activities. *Industrial or commercial activities other than the following are prohibited:*

(iii) activities that can be and in fact are conducted within permitted buildings, without material alteration to the external appearance thereof..

This letter is to advise you that the use of Historic Barn as a small-scale chiropractic office may be permitted under the easement, as VOF has taken a broad view on commercial uses that can be performed within existing structures and do not require additional structures on the easement. However, please remember that any material alteration in the renovations to the barn would have to adhere to the existing architectural style and no expansion to the existing footprint would be permitted. Material alterations, such as installation of HVAC systems and other modern conveniences, will need to be installed in such a manner as not to be seen by the traveling public. Additional renovations such as windows, doors, and accessibility as required by applicable laws and regulations, would have to coincide with the existing architectural style and historic nature of the structure and be approved by VOF in consultation with historic preservation experts as necessary. The existing parking lot will also need to remain at its current size.

VOF will need to review and approve all plans for renovations to the barn prior to any construction. If the proposed plans substantially change or if conditions are put on the use of the property during any potential Spotsylvania County review or rezoning process, VOF will also require final review of those plans, exceptions or changes.

If you have any questions or concerns, please do not hesitate to contact me at (434) 293-9433 or by email at jkuhn@vofonline.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Kuhn", followed by a long horizontal line extending to the right.

Joseph Kuhn
Stewardship Specialist