

March 2003

ZONING
 SINGLE-FAMILY
 RESIDENTIAL
 Ref. 755-768-1347

C-8C-03
 Brookland District





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 17, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. William D. Godsey
Godsey Properties, Inc.
2461 Charles City Road
Richmond, VA 23231

Re: Conditional Rezoning Case C-8C-03

Dear Mr. Godsey:

The Board of Supervisors at its meeting on June 10, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 755-768-1347 and 755-768-2764, described as follows:

Beginning at a rod situated on the west line of Springfield Road, 358'± south of Wintergreen Road; thence N46°15'08"W a distance of 646.66' to a rod; thence S43°44'52"W a distance of 437.43', to a rod; thence S46°15'08"E a distance of 521.72', to a rod on the west line of Springfield Road; thence along a curve to the right having a radius of 1550' and a length of 15.59', to a rod; thence N63°54'11"E a distance of 279.45' to a rod; thence along a curve to the left having a radius of 394' and a length of 163.30' to the point of beginning, containing 6 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 5, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum House Size.** Homes constructed on this property shall have a minimum of 2,000 square feet of finished floor area.
2. **Building Materials.** The exterior siding of all dwellings shall be constructed of brick, vinyl or aluminum. All trim shall be low maintenance vinyl or aluminum wrapped or other low maintenance material. At least fifty (50) percent of the home will have fifty (50) percent brick on the front elevations, exclusive of windows, doors and garage doors.
3. **Fireplace Chimneys.** The exposed portion of a chimney shall be constructed of brick, stone or an exterior insulating finish system. The exposed portion of a flue for a direct-vent gas fireplace shall be constructed of the same material used on the

adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.

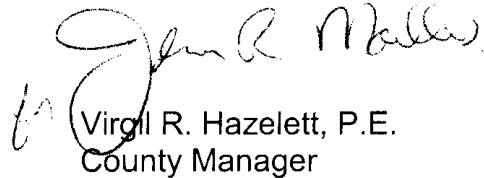
4. **Foundations.** All dwellings shall be built with crawl spaces and all visible portions of the residence foundations shall be constructed of brick or stone.
5. **Underground Utilities.** All proposed utilities shall be placed underground.
6. **Stem Lot Regulation.** No stem lots shall be developed on the property.
7. **Springfield Road Frontage.** There shall be no direct driveway access to Springfield Road from any lot.
8. **Planting Strip.** A twenty-five (25) foot landscaping strip shall be provided along the proposed Springfield Road right-of-way. This landscaping strip will be contained within residential lots and will include plantings equivalent to those required for twenty-five (25) foot transitional buffers as regulated by the County of Henrico Zoning Ordinance. All landscaping shall be installed prior to the issuance of occupancy permits on those lots adjacent to the landscape strip. This proffer shall not apply to successive property owners, once the certificates of occupancy have been issued.
9. **Driveways.** All driveways within this development shall be hard-surfaced.
10. **Curb and Gutter.** All curb and gutter within this development shall be Henrico County standard six-inch curb and gutter.
11. **Soil Borings.** Soil borings shall be done in conjunction with the road construction and prior to the issuance of building permits.
12. **Garages.** All residences shall have garages and at least thirty (30) percent of all garages shall be side or rear loaded.
13. **Front Porches.** Front porches shall be either a brick stoop design or utilize brick piers to support a "country" front porch design with lattice screening to grade.
14. **Density.** There shall be no more than thirteen (13) lots.
15. **Lot Widths.** At least thirty (30) percent of the lots shall have widths of eighty-five (85) feet or greater as measured at the front setback.

Mr. William D. Godsey
Godsey Properties, Inc.
June 17, 2003
Page 3

16. **Fences.** Fences located adjacent to Springfield Road or that portion of a lot facing Springfield Road shall not exceed forty-two (42) inches in height. This proffer shall not apply to finished masonry walls.
17. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


Virgil R. Hazelett, P.E.
County Manager

pc: Ms. Barbara R. DeBerry
Ms. Frances D. Davis
Ms. Laraine Isaac
Director, Real Estate Assessment
Conditional Zoning Index