



A-1 to R-3C
3.558 Ac.

C-78C-05
Zoning
 Single-Family Subdivision
 Varina District
 400 Feet
 PS October 2005 Ref: 803-696-9576



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 21, 2006

Mr. John Shurm
Shurm Construction, Inc.
2511 Bromby Street
Richmond, VA 23231

Re: Conditional Rezoning Case C-78C-05

Dear Mr. Shurm:

The Board of Supervisors at its meeting on March 14, 2006, granted your request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 803-696-9576, described as follows:

All those certain pieces or parcels of land lying and being in the Varina Magisterial District, County of Henrico, Virginia, as shown on a plat by Barthol Design Associates entitled "Plat Showing 3.558 Acres of Land Lying on the South Line of Harmony Avenue, Varina Magisterial District, County of Henrico, Virginia" dated October 6, 2005; being more particularly described as follows:

Commencing at a rod found on the west line of Woodside Street, said rod being the northeast corner of Lot 92, The Village at Olde Colony, Section B; thence S 61°14'04" W 241.68' to a rod; said rod being the true point of beginning; thence N 10°50'27" W 630.77' to a point; thence N 89°16'26" E 229.99' to a rod set; thence S 10°50'27" E 150.00' to a rod set; thence N 89°16'27" E 73.00' to a rod set; thence S 10°50'27" E 331.07' to a rod set; thence S 61°14'04" W 313.50' to a rod found; being the true point of beginning and containing 3.558 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 9, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density.** There shall be no more than seven (7) lots developed on this property.
2. **Minimum House Size.** Homes shall have a minimum of 1800 square feet of

finished and heated floor area.

3. **Foundations.** All exposed foundations of each unit shall be brick or stone and constructed on a crawl space.
4. **Underground Utilities.** Except for junction boxes, meters, transmission main and existing overhead utility lines and technical or environmental reasons, all utility lines shall be placed underground.
5. **Paved Parking.** All driveways on each individual subdivision lot shall be paved. The type of pavement shall include asphalt, concrete, aggregate materials, and brick or stone pavers.
6. **Roads and Curb and Gutter.** Curb and gutter shall be used on all streets and shall be designed to meet the current County standard for "roll face" curb and gutter and shall measure not less than three (3) feet from edge of pavement to back of curb. All roads shall be dedicated as public roads and shall be designed to meet current county standards.
7. **Fences/Walls.** No fence shall exceed seventy-two (72) inches in height. No stockade fences shall be permitted.
8. **Hours of Construction.** No land clearing, road or water/sewer line construction, or any construction of the exterior shell of any building shall occur between the hours of 7:00 p.m. and 7:00 a.m., except in emergencies or where unusual circumstances require extending these specified hours in order to complete work such as concrete pours or utility connections.
9. **Mailboxes.** All improved lots shall be required to have a mail box with supporting post.
10. **Chimneys.** Chimneys constructed on the exterior wall of the home shall be constructed of brick. All exterior chimneys shall have full foundations with the exterior of said foundation, visible above ground level, constructed of brick. The exposed portion of a flue of a direct vent gas fireplace shall be constructed of the same material used on the home and shall be built on a foundation constructed of the same material as the home foundation.
11. **Fireplaces.** Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, stone or dryvit; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes. Gas fireplaces and bay windows may not be cantilevered and must be built on a foundation constructed of the same material as the home foundation.

12. **Construction Material.** The exterior finishes of any new dwelling shall be brick, stone, hardiplank or vinyl siding.
13. **Garages.** All Homes shall be constructed with attached two (2) car garages. Front load garages shall be recessed no less than five (5) feet from the facade of the house.
14. **Woodside Street Extension.** The extension of Woodside Street shall be constructed on the Property, subject, however, to such traffic, engineering, and other changes as may be requested by the County or owner and specifically approved by the Planning Commission at the time of subdivision review.
15. **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 Department 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: Doris Glenn
Eunice B. Williams
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County
Schools

