





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 18, 2007

Mr. William H. Muller
4936 Topping Lane
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-34C-07

Dear Mr. Muller:

The Board of Supervisors at its meeting on September 11, 2007, granted your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcels 759-761-4076 and 759-761-5776, described as follows:

GPIN 759-761-4076

All that piece or parcel of land in the Brookland Magisterial District of Henrico County, more particularly described as BEGINNING at a point on the northern line of Hungary Road 573.9 feet east of the former eastern line of Francistown Road; thence, N 6°00'00" E 700.4 feet to an iron rod on the southern line of the land now or formerly belonging to Willie Thomas; then, S 78°49'30" E 155.58 feet to a corner; thence, S 6°00'00" W 681.08 feet to a rod on the northern line of Hungary Road; then, N 86°57' 45" W 155 feet along the northern line of Hungary Road to the said point and place of beginning.

GPIN 759-761-5776

All that piece or parcel of land in the Brookland Magisterial District of Henrico County, more particularly described as BEGINNING at a point on the northern line of Hungary Road 728.9 feet east of the former eastern line of Francistown Road, which point of beginning is the eastern line of the property belonging to Frank L. Cummings and wife; thence, N 6°00'00" E 681.08 feet to an iron rod on the southern line of the land now or formerly belonging to Willie Thomas; then, S 78°49'30" E 174.47 feet to a corner; thence, S 5°54'00" W 634.94 feet to a rod on the northern line of Hungary Road; then, N 86°57' 45" W 174.98 feet along the northern line of Hungary Road to the said point and place of beginning.

The Board of Supervisors accepted the following proffered conditions, dated September 1, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations, Steps, Stoops and Piers.** The main body of any home shall not be constructed on a slab, provided that garages and patios may be constructed on a slab. The visible exposed portion of any foundations of all homes shall be constructed of brick or stone. A foundation constructed of an exterior insulating finish system shall be permitted only if applied to a masonry surface and the siding used on the dwelling is constructed primarily of an exterior insulating finish system. Steps, stoops of front entries and piers for porches shall be brick or stone.
2. **Chimneys, Flues, Closets, and Bay Windows.** There shall be no cantilevered chimneys, flues, closets, or bay windows. 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.
3. **Driveways.** All driveways shall be constructed of exposed aggregate, concrete, brick, stone, asphalt or pre-cast pavers.
4. **Underground Utilities.** Except for junction boxes, meters, and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.
5. **Roads and Curb and Gutter.** All roads on the Property shall be constructed with standard full-faced curb and gutter, unless otherwise approved by the County.
6. **Minimum Finished Floor Area.** All dwellings in these neighborhoods shall have a minimum finished floor area of 2000 square feet.
7. **Garages.** Each Home shall have a garage. The front of the garage shall not protrude beyond the front elevation. 50% of front loading garages shall have decorative garage doors, including windows or other architectural elements. Single car garages shall have minimum interior clear space of 9'6" x 18'. Two car garages shall have minimum interior clear space of 18'6" x 18'.
8. **Brick in front elevation.** 50% of homes shall have at least 30% brick in front elevation.
9. **Landscaping.** There shall be a 10 foot landscaping easement, maintained by lot

owner, bordering Hungary Road. A minimum of two trees 2.5" in diameter at breast height shall be preserved or installed per lot along all street frontages.

10. **Fences.** Wooden stockade privacy fences shall be prohibited.
11. **Burning of Debris.** Onsite burning of cleared trees, stumps, branches, or construction debris shall be prohibited.
12. **Sod and Irrigation.** Sod and irrigation shall be provided for front and side yards.
13. **Hungary Road Access.** No lots shall have direct access to Hungary Road.

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,


For Virgil R. Hazelett, P.E.
County Manager

pc: Amy B. Muller
Robert B. Bain
Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index