

## C-40C-07 Zoning

Single-Family Residential

Three Chopt District

400 Feet

PS May 2007

Ref: 742-773-4344



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, PE  
County Manager

March 4, 2008

Boushra and Edna Hanna  
11800 Norwich Parkway  
Glen Allen, VA 23059

Re Conditional Rezoning Case C-40C-07

Dear Mr. & Mrs. Hanna

The Board of Supervisors at its meeting on February 26, 2008, approved your request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional), part of Parcels 742-773-4344 and 742-773-5604, described as follows

Beginning at a point labeled "P O B", situated 548.09' from the east line of Hames Lane, being more particularly described as follows,

Commencing at the point of beginning described above, thence along the common line of Lot 12 & 13 N 56°19'40" E 769.05' to a point, thence departing said common line S 40°15'40" E 150.35' to a point, thence S 49°01'20" E 140.25' to a point, thence S 39°12'45" W 50.57' to a point, thence S 28°46'45" W 568.95' to a point, thence N 65°57'02" W 337.69' to a point, thence N 51°43'29" W 291.47' to a point, said point being the point and place of beginning and containing 7.127 acres

The Board of Supervisors accepted the following proffered conditions, dated February 18, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance)

- 1 **Maximum Density** The maximum number of building lots that may be constructed on the Property shall not exceed twelve (12) building lots as shown on the Concept Plan, dated February 15, 2008, prepared by Bay Design Group, entitled "Concept Plan, A Portion of Lot 13 and Lot 14 Bridlewood, Three Chopt District, Henrico County, Virginia", attached hereto as Exhibit A (see case file). The Concept Plan is conceptual in nature and may vary in detail as the exact locations of lots and roads shown thereon may be revised for engineering reasons, as required by any

governmental authority or as otherwise approved by the Planning Commission at the time of subdivision review

- 2     **Foundations and Chimneys** The exterior exposed portions of the foundations and chimneys below the first floor elevation of any dwelling constructed on the Property shall be finished with brick or stone. There shall be no cantilevered chimneys, closets, bay windows or gas vent units. All decks shall be constructed with brick or stone piers.
- 3     **Exterior Materials** At least 50% of all dwellings on the Property shall have at least 50% of their front exposed exterior walls (above finished grade) constructed of brick or stone unless different architectural treatment and/or materials are specifically requested and approved by the Director of Planning with respect to the exposed portion of any such wall.
- 4     **Garages** A minimum of a two-car garage shall be constructed on each lot. No more than twenty-five percent (25%) of all dwellings on the Property shall have garage doors on the front of the dwelling. Two-car garages shall have interior dimensions free of as-built obstructions of at least 18 feet in width and at least 20 feet in depth.
- 5     **Minimum Lot Width** At least sixty percent (60%) of all buildable lots on the Property shall have a minimum lot width of 90 feet.
- 6     **Minimum Finished Floor Area** All dwellings shall have a minimum finished floor area of 2800 square feet, exclusive of garage.
- 7     **Driveways** All driveways shall be constructed of exposed aggregate, asphalt, brick, concrete or pre-cast pavers.
- 8     **Lot Clearing** The clearing of healthy trees measuring six (6) or more inches in diameter on any lot shall be limited to areas required to accommodate the dwellings, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for the construction of a dwelling.
- 9     **Underground Utilities** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground. All downspouts on a dwelling unit shall be directly connected to the stormwater drainage system serving the Property.
- 10    **Restrictive Covenants** Prior to or concurrent with the recordation of each subdivision plat approved by the County of Henrico, restrictive covenants describing development controls and maintenance responsibilities for all common areas within the subdivision shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia.
- 11    **Access** Access to the Property shall be provided via Peavey Street. The two existing homes and associated driveways on the Property utilize Hames Lane, but

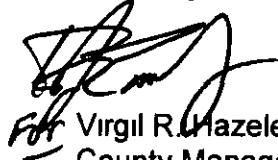
there shall be no new access to Hames Lane associated with any new lots created as a result of the rezoning

- 12 **C-1 Zoning.** Applicant shall file an application for C-1 zoning for the areas within the Property that are within the 100 year flood plain, unless such areas are needed for roads, access ways or other purposes approved or required by the Planning Commission or any other governmental body or official at the time of subdivision approval. Such rezoning application shall be filed prior to final subdivision approval.
- 13 **Storm Water Drainage.** The storm water drainage system on the Property shall be constructed generally as shown on the drainage plan prepared by Bay Design Group, entitled "Concept Drainage Plan, A Portion of Lot 13 and Lot 14, Bridlewood, Three Chopt District, Henrico County, Virginia", dated January 9, 2008, revised February 15, 2008, and attached hereto as Exhibit B (the "Drainage Plan") (see case file). The Drainage Plan is conceptual in nature and may vary in detail as to the exact location and design of the actual system as approved by the Planning Commission at the time of subdivision review or as otherwise approved by the Director of Public Works.
- 14 **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.
- 15 **Notice of Conditional Subdivision.** At or prior to any public hearing of the Planning Commission for subdivision review of all or any part of the Property, the applicant shall provide evidence satisfactory to the Director of Planning that not less than five (5) days nor more than twenty-one (21) days prior to the public hearing of the Planning Commission for subdivision review of all or any part of the Property that (a) the owners of the real property adjoining the Property (or the portion thereof) have been notified in writing by registered or certified mail of such public hearing, with such written notice being sent to the last known address of such owner as shown on the then current real estate tax assessment records of the County of Henrico, Virginia for such adjoining property, and (b) the persons and associations notified in writing by the Planning Office of the Board of Supervisors' public hearing for this case C-40C-07 as set forth in the case file (see case file) for this case have been notified in writing by registered or certified mail of such public hearing, with such notice being sent to the address set forth in such notice from Planning Office. Nothing herein shall require publication in any newspaper.

Boushra and Edna Hanna  
March 4, 2008  
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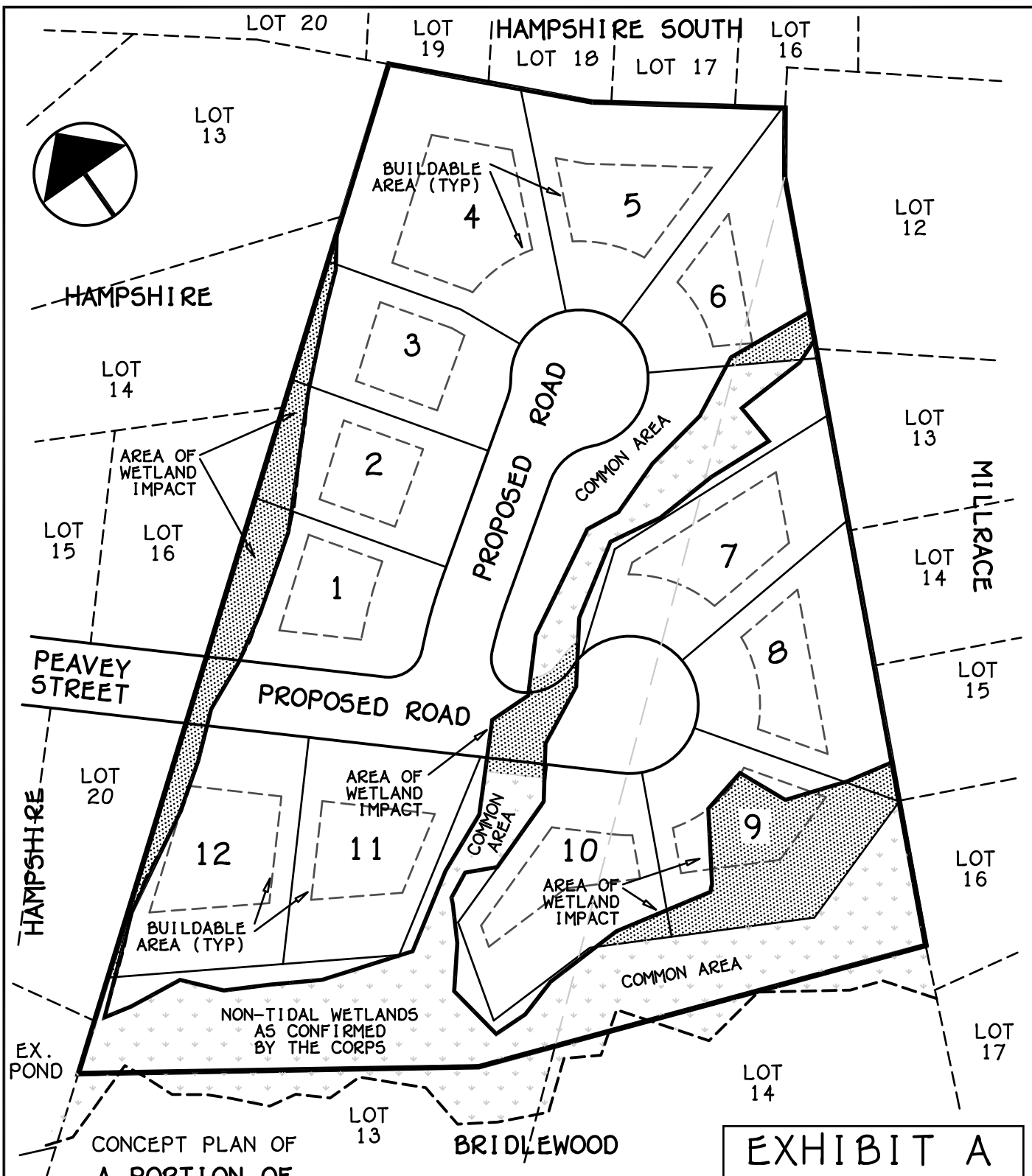
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett".

For Virgil R. Hazelett, P E  
County Manager

pc Donald and Shearin Whitehorne  
Andrew M Condlin, Esq  
Dr Penny Blumenthal, Director, Research and Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index



# EXHIBIT A

## CONCEPT PLAN OF A PORTION OF LOT 13 and LOT 14 BRIDLEWOOD

THREE CHOPT DISTRICT  
HENRICO COUNTY, VIRGINIA

SCALE: 1"= 100'  
DATE: NOVEMBER 14, 2007  
REV.: FEB. 5, 2008  
FEB. 15, 2008

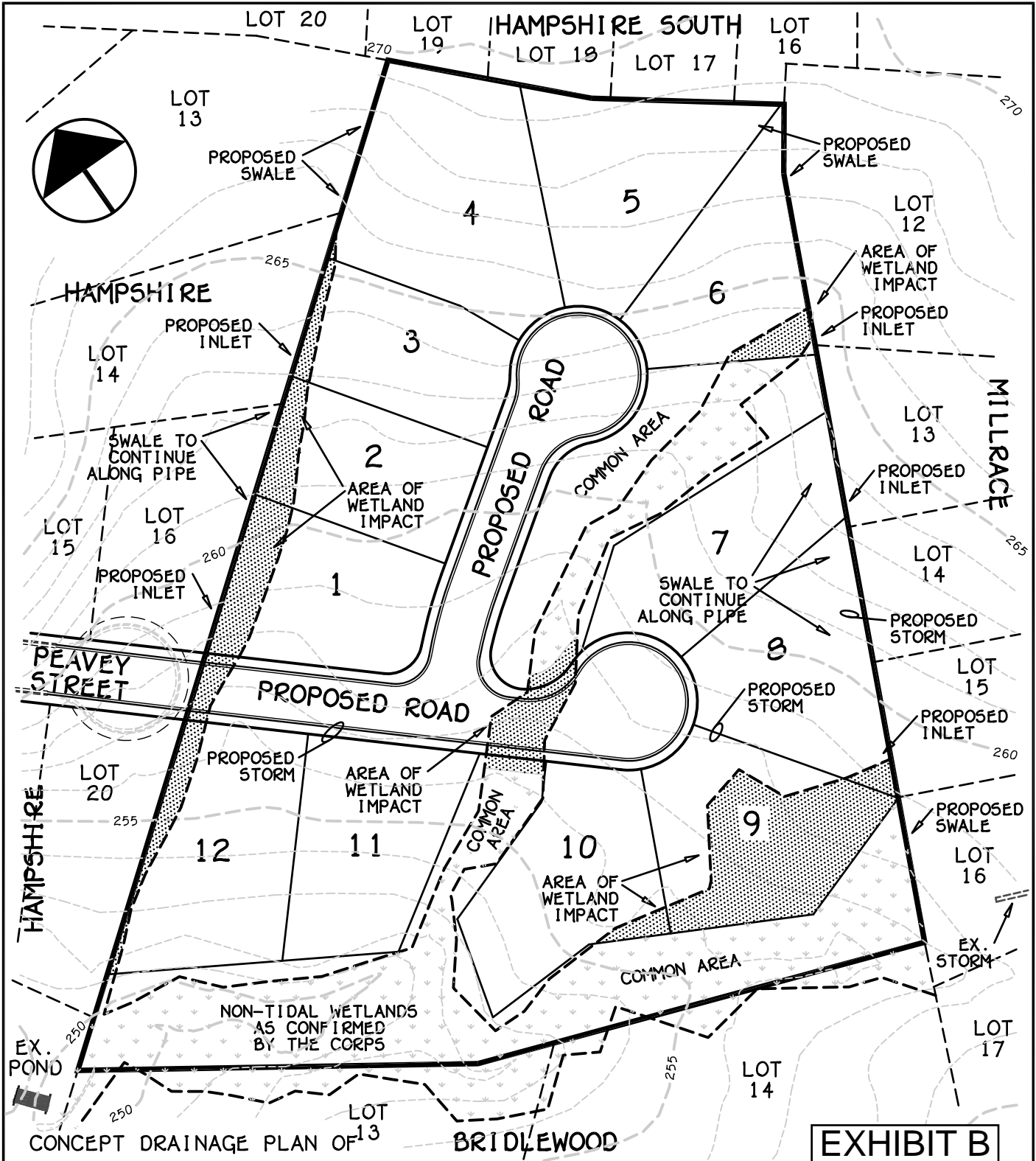
|                 |   |
|-----------------|---|
| COMP: DLC       | <b>RICHMOND OFFICE</b><br>9415-A ATLEE COMMERCE BLVD<br>ASHLAND, VIRGINIA 23005<br>804-550-4855 (F) 804-550-4857    |
| CAD: DLC        | <b>MIDDLE PENINSULA OFFICE</b><br>5690 PARKWAY DRIVE<br>GLOUCESTER, VIRGINIA 23061<br>804-693-2993 (F) 804-693-5596 |
| CHECKED: DLC    | <b>NORTHERN NECK OFFICE</b><br>812 RAPPAHANNOCK DRIVE<br>WHITE STONE, VA 22578<br>804-436-8425 (F) 804-436-8427     |
| JN: 07082       |   |
| FILED: 07082bas |   |



**BAY**  
design group

Engineering Surveying & Land Planning

C-40C-07



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