

A-1 to R-3C  
2.94 Ac.

**C-26C-08**  
**Zoning**  
 Single-Family Subdivision  
 Three Chopt District

400 Feet

PS June 2008 Ref. 745-764-4296



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

February 3, 2009

Ethan and Elizabeth Krash  
3900 Longview Landing Court  
Richmond, VA 23233-1011

Re: Conditional Rezoning Case C-26C-08

Dear Mr. and Mrs. Krash:

The Board of Supervisors at its meeting on January 27, 2009, granted your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel 745-764-4296, described as follows:

*All that certain lot, piece or parcel of land lying in Henrico County, Virginia, and being designated as Lot No. 15 on the Plat of McDonald's Small Farms, which plat is of record in the Clerk's Office of the Circuit Court of Henrico County, Virginia, in Plat Book 18, pages 85-88 and recorded April 6, 1944.*

The Board of Supervisors accepted the following proffered conditions, dated December 3, 2008, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** The development of the Property shall be in substantial accordance with the conceptual plan attached hereto as Exhibit A (see case file).
2. **Underground Utilities.** All proposed utilities except for junction boxes and meters shall be placed underground, unless technical or environmental reasons require otherwise. Junction boxes, meters pedestals and transformers shall be screened with opaque vegetation or screening materials.
3. **Streets.** All new streets on the Property shall be constructed of asphalt and designed with standard six (6) inch curb and gutter.
4. **Sidewalks.** A sidewalk shall be provided parallel to Dublin Road and shall be constructed to the Department of Public Work's standards and may be located in the County right-of-way.

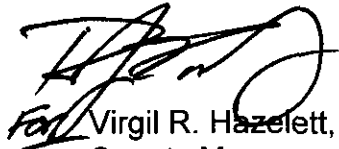
5. **Foundation.** All houses shall be constructed on crawl space foundations, except for garages and basements. The exterior portion of the foundations below the first floor level which is visible above grade shall be finished with brick or stone. This proffer shall not apply to direct vent gas fireplaces or appliances. There shall be no cantilevered chimneys, direct vent gas fireplaces, closets or bay windows.
6. **Driveways.** All driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning.
7. **Building Materials.** All houses on the Property shall be constructed with brick, stone, EIFS, hardiplank, or an equivalent vinyl siding or other material approved by the Director of Planning. All houses on the Property shall have one hundred percent (100%) brick or stone fronts, exclusive of windows, doors and architectural features. The exterior wall surfaces that face Dublin Road of homes on Lots 1 and 2 shown on Exhibit A (see case file) shall be constructed of one hundred percent (100%) brick or stone, exclusive of windows, doors and architectural features.
8. **Chimneys.** The exterior portion of attached chimneys shall be constructed of brick or stone, consistent with the materials used on the house.
9. **Landscaping.** A natural and landscaped buffer ten (10) feet in width shall be provided along and as part of the required setback from the western boundary line of the Property. Such ten (10) feet buffer shall be subject to the removal of fallen, diseased or dead plant growth and, to the extent approved at the time of subdivision review, utility easements, and such ten (10) feet buffer shall be maintained by the builder and each subsequent future homeowner such that all fallen, diseased or dead plant growth will be removed and replaced. A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be retained or planted in the front yard of each residential lot, plus a minimum of two (2) trees of the same caliper shall be retained or planted in the side yard adjacent to the street if the residential lot is a corner lot. One of the trees shall be a street tree located within ten (10) feet of the back of the curb of the front yard of each residential lot and, if the residential lot is a corner lot in the side yard also. Each house and building shall have prototypical plantings (shrubs and/or ornamental ground cover) along the front foundation. The front and side yards shall be irrigated and planted with sod except where mulching or landscaping may occur.
10. **Recreational Vehicles.** No recreational vehicles, campers, trailers or boats shall be parked or stored on the Property, unless within enclosed garages.
11. **Density.** No more than 6 homes may be developed on the Property.

12. **Garages.** Each house shall be constructed with a two (2) car garage. A minimum of fifty percent (50%) of the garages shall have a side or rear entry. Front loading garages shall be recessed beyond the front line of the dwelling, a minimum of five (5) feet.
13. **Restrictive Covenants.** Prior to or concurrent with the recordation of the subdivision plat approved by the County and before the conveyance of any portion of the property covered by said subdivision plat (other than for the dedication of easements, roads, or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
14. **Minimum House Size.** Any house constructed on the Property shall have a minimum of 2,850 square feet of finished floor area.
15. **Lot Size.** Lots 1 and 2 shown on the Conceptual Plan along Dublin Road, shall be a minimum of eighty (80) feet in width and all other lots on the Property, shall be a minimum of eighty-five (85) feet in width.
16. **Construction Hours.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be (a) between 7:00 a.m. and 7:00 p.m. Monday through Saturday and (b) prohibited on Sunday, except in each case, for emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connectors.
17. **Dedication.** At the request of the County, the Applicant or its successors in title shall dedicate such area of the "Reserve Area", as shown on Exhibit A (see case file), for right-of-way necessary to construct and connect a public road to the east of the road shown on the Concept Plan (see case file), as needed for development of property to the east of the Property. The right-of-way shall be dedicated as part of the final plat recordation for development of property to the east of the Property. If such right-of-way property is not used for public road purposes by October 30, 2023, the right-of-way property shall be returned to the then existing owners of the Property.
18. **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 as soon as reasonably practical, but in no case later than the date of the recordation of the last subdivision plat for the last lot platted on the Property.

19. **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.

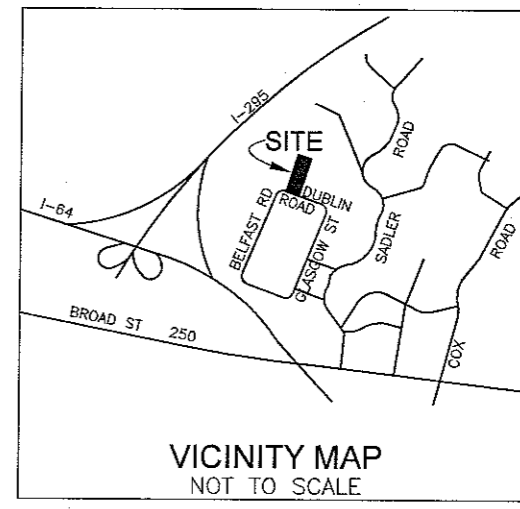
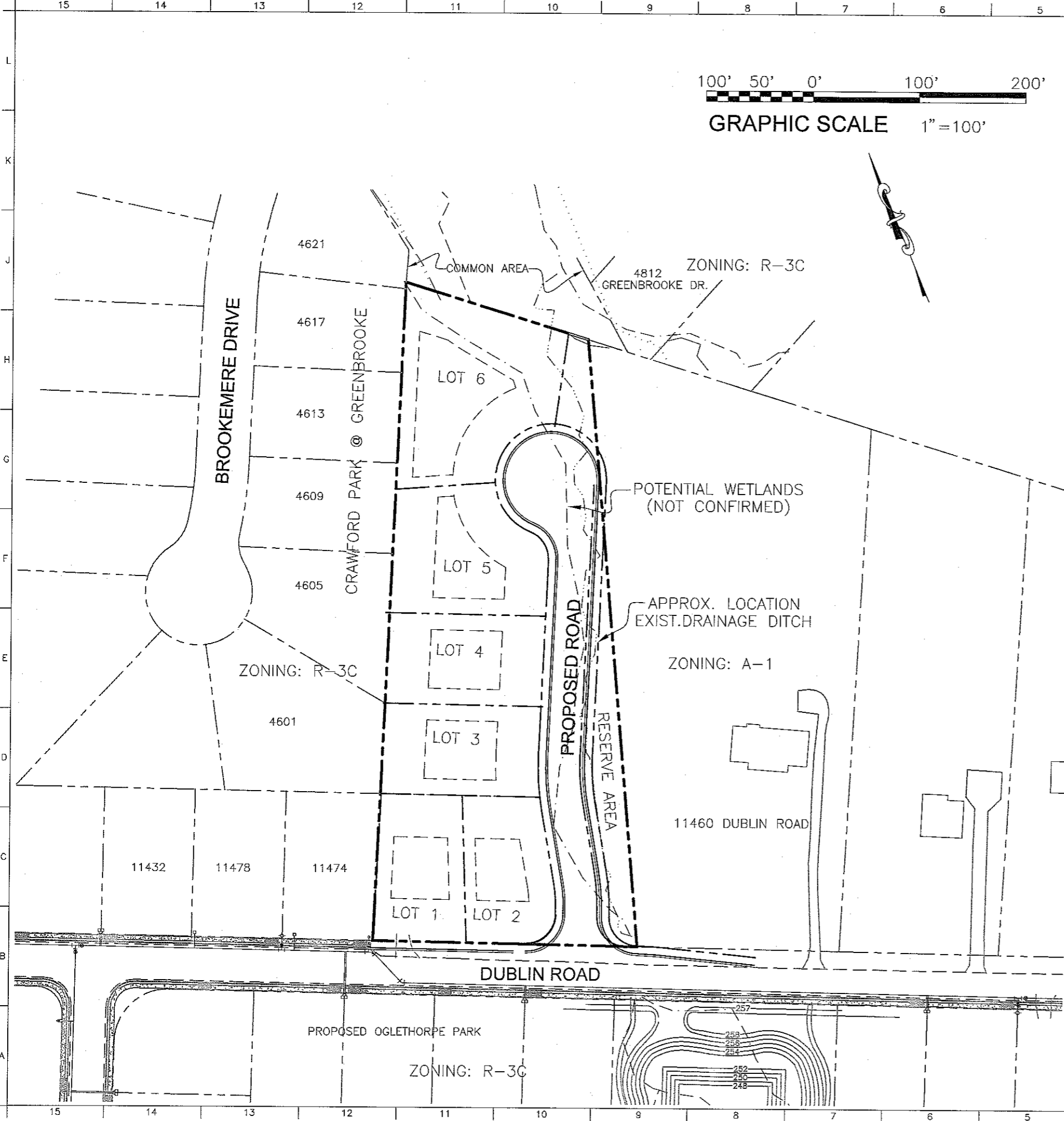
Sincerely,



Virgil R. Hazelett, P.E.  
County Manager

pc: Andrew M. Condlin, Esquire  
Dr. Martha G. Blumenthal, Dir., Research & Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index

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**DEVELOPMENT STATISTICS**

OWNER:  
ELIZABETH KRASH  
11470 DUBLIN ROAD  
GLEN ALLEN, VA 23060

GPIN: 745-764-4296

LOT 15, MCDONALD'S SMALL FARMS

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: R3C-SINGLE FAMILY RESIDENTIAL

AREA: 2.94±AC

PROPOSED USE: 6 RESIDENTIAL LOTS

DENSITY: 2.04 UNIT/AC (GROSS)  
2.63 AC UNITS/AC (NET)

AREA IN R/W: 0.660±AC

AREA IN LOTS: 2.28±AC

AREA IN RESERVE: 0.36±AC (NOW PART OF LOT 6)

*Revised  
9/18/08*

**EXHIBIT A**

**C-26C-08**

091808

**MCKINNEY AND COMPANY**  
planning  
design  
construction  
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ASHLAND, VIRGINIA 23005  
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WILLIAMSBURG, VA, 23185  
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www.mckinney-usa.com

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**DUBLIN TERRACE**  
ELIZABETH KRASH  
HENRICO COUNTY  
VIRGINIA  
THREE CHOFT MAGISTERIAL DISTRICT

DESIGN: SLB  
DRAWN: CNM  
CHECKED: JSB  
REVISIONS:

DATE: MAY 8, 2008

JOB NO. 14007-07  
CAD NO. EXHIBIT A

DRAWING TITLE:  
**EXHIBIT A**

SHEET NO.