

SUBJECT PROPERTY

C-22C-12
Zoning
 Amend Proffered Conditions
 (C-24C-04)
 Brookland District
 400

PS June 2012 Ref: 761-769-5168



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 18, 2012

HHHunt Homes, LC
c/o Mr. Patrick McCarthy
11237 Nuckols Road
Glen Allen, VA 23059-5502

Re: Rezoning Case C-22C-12

Dear Mr. McCarthy:

The Board of Supervisors, at its meeting on September 11, 2012, approved your request to amend proffered conditions accepted with Rezoning Case C-24C-04 on Parcels 761-769-5168 and 761-769-5274 located on the south line of Springfield Road (State Route 157) approximately 260' west of its intersection with Staples Mill Road (U.S. Route 33).

The Board of Supervisors accepted the following proffered conditions, dated August 8, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Except as amended hereby, all proffers accepted with Case C-24C-04 shall remain in full force and effect.

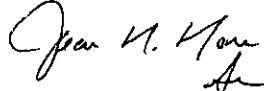
Proffer #22 shall be amended as follows:

22. Garages. A minimum of a two car garage shall be provided for each home, which garage shall be detached and shall be front-loading, except for lots 32 and 33, Block B, Section 1 which shall be rear loaded and built in accordance with the architectural plans shown on Exhibit A and Exhibit B (see case file). The driveway apron to both garages shall be a minimum of 20' in length (as shown on Exhibit A), (see case file) and both the apron and the driveway shall have a finish of exposed aggregate concrete. Garage doors on lots 32 and 33 shall include window treatments as shown on Exhibit B (see case file). Landscaping intended to screen the garage doors on lots 32 and 33 from the street shall be in substantial conformance with the landscaping shown on Exhibit A (see case file). Any stairs to the second floor of garages shall be enclosed or provided within the interior of the garage.

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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,



Virgil R. Hazelett, P.E.
County Manager

pc: HHHunt Homes, LC., c/o Mr. Hans Killinger
Director, Real Estate Assessment
Conditional Zoning Index

HHHUNT HOMES

ZONING R-5AC
ZERO LOT LINES

FRONT = 20' FROM B/C
REAR = 35'
SIDE = 0'/20'

LINDEN POINTE
PB:122 PG.141-143

NAD 83

BASTONE COURT
(PRIVATE) & PRIVATE
DRAINAGE EASEMENT

20' UTIL.
ESMT.

COMMON AREA

16' PRIVATE
DRAIN. &
UTIL. ESMT. COMMON AREA

SPRINGFIELD ROAD
STATE ROUTE 157
VARIABLE WIDTH

PORNELLO LANE
(PRIVATE)
61' & VARIABLE WIDTH
PUBLIC UTILITY & PRIVATE
DRAINAGE EASEMENT

N78°09'36"W 120.00'

N11°50'24"E 60.00'

N11°50'24"E 60.00'

20.0'

20.0'

S78°09'36"E 120.00'

COMMON AREA

32

YORKTON

33

THORNCROFT

67.50'

40.00'

40.00'

GARAGE

GARAGE

S11°50'24"W 60.00'

S11°50'24"W 60.00'

COMMON AREA
30' ACCESS, DRAIN.
& UTIL. ESMT.

16' DRAIN.
ESMT.

DRIVEWAY

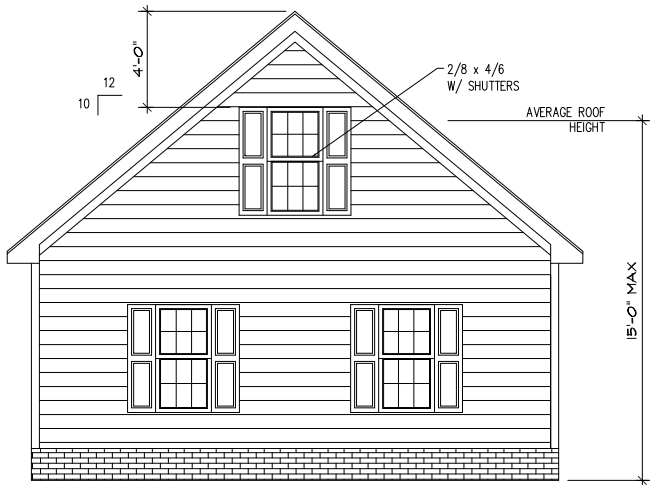
BUILDABLE AREA PLAT
LOT 32 & 33
BLOCK D
LINDEN POINTE

BROOKLAND DISTRICT HENRICO COUNTY, VIRGINIA

PURCHASER:

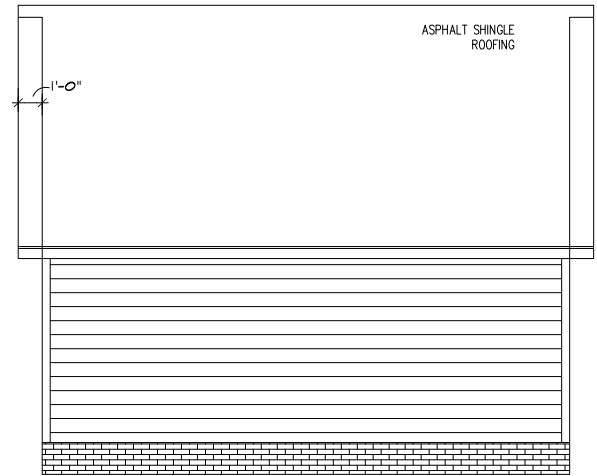
C-22C-12

EXHIBIT B



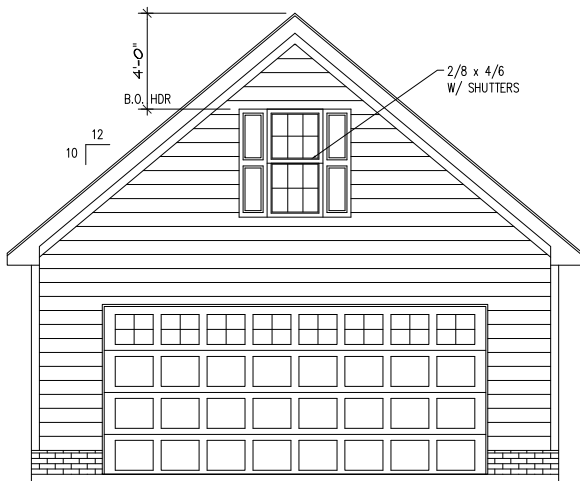
FRONT ELEVATION - FACING HOUSE

1/4" = 1'-0"



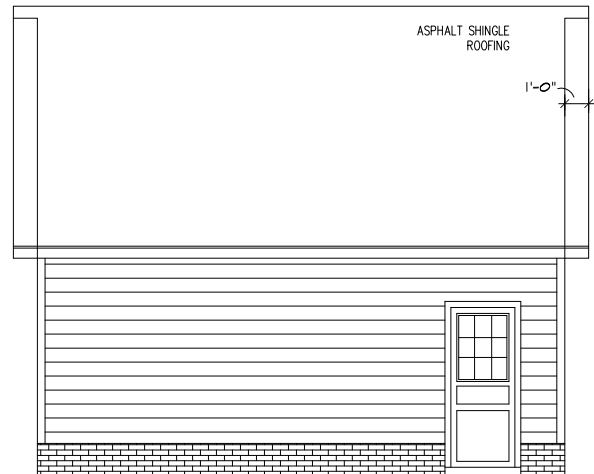
SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION - FACING POND

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

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