



REZ2013-00002

Zoning

Single-Family Residential
Brookland District

400 Feet

PS December 2012 Ref: 764-760-9037



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

October 21, 2014

Mr. Yunus Vohra
5601 Knockadoon Ct.
Richmond, VA 23228

Re: Rezoning Case REZ2013-00002

Dear Mr. Vohra:

The Board of Supervisors, at its meeting on October 14, 2014, approved your request to conditionally rezone from A-1 Agricultural District and R-2A One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcels 764-760-9037, 764-760-8515, 765-760-0929, and 765-760-1906 containing 5.12 acres, located on the south line of Hungary Road at its intersection with Hastings Mill Drive, described as follows:

BEGINNING at a point on the southern line of Hungary Road, 479.08 feet east of the intersection of the southern line of Hungary Road and the eastern line of Hungary Ridge Drive; thence along the southern line of Hungary Road, along a curve to the left having a radius of 715.00 feet, a length of 63.48 feet and a chord of S 69°51'07" E, 63.46 feet to a point; thence S 72°23'44" E, 76.85 feet to a point; thence departing the southern line of Hungary Road, S 17°05'57" E, 283.83 feet to a point; thence S 88°49'13" W, 218.78 feet to a point; thence N 00°26'11" E, 320.90 feet to a point on the southern line of Hungary Road, being the POINT OF BEGINNING. CONTAINING: 51,085 sq. ft. or 1.173 acres, more or less.

COMMENCING at a point on the southern line of Hungary Road, 479.08 feet east of the intersection of the southern line of Hungary Road and the eastern line of Hungary Ridge Drive; thence along the southern line of Hungary Road, along a curve to the left having a radius of 715.00 feet, a length of 63.48 feet and a chord of S 69°51'07" E, 63.46 feet to a point; thence S 72°23'44" E, 76.85 feet to a point; thence departing the southern line of Hungary Road, S 17°05'57" E, 283.83 feet to a point, said point being the POINT OF BEGINNING; thence S 17°05'57" E, 99.70 feet to a point; thence S 80°56'13" W, 374.98 feet to a point; thence N 26°36'57" W, 163.12 feet to a point; thence N 88°49'13" E, 414.16 feet to a point, being the POINT OF BEGINNING. CONTAINING: 49,014 sq. ft. or 1.125 acres, more or less.

COMMENCING at a point on the southern line of Hungary Road, 479.08 feet east of the intersection of the southern line of Hungary Road and the eastern line of Hungary Ridge Drive; thence along the southern line of Hungary Road, along a curve to the left having a radius of 715.00 feet, a length of 63.48 feet and a chord of S 69°51'07" E, 63.46 feet to a

point; thence S 72°23'44" E, 76.85 feet to a point, said point being the POINT OF BEGINNING; thence along a curve to the left having a radius of 537.54 feet, a length of 57.02 feet and a chord of S 74°47'38" E, 56.99 feet to a point; thence along a curve to the left having a radius of 2904.79 feet, a length of 129.53 feet and a chord of S 68°55'45" E, 129.52 feet to a point; thence departing the southern line of Hungary Road, S 17°06'06" E, 215.62 feet to a point; thence S 72°53'54" W, 150.00 feet to a point; thence N 17°05'57" W, 383.53 feet to a point on the southern line of Hungary Road, being the POINT OF BEGINNING. CONTAINING: 40,915 sq. ft. or 0.939 acre, more or less.

COMMENCING at a point on the southern line of Hungary Road, 479.08 feet east of the intersection of the southern line of Hungary Road and the eastern line of Hungary Ridge Drive; thence along the southern line of Hungary Road, along a curve to the left having a radius of 715.00 feet, a length of 63.48 feet and a chord of S 69°51'07" E, 63.46 feet to a point; thence S 72°23'44" E, 76.85 feet to a point; thence along a curve to the left having a radius of 537.54 feet, a length of 57.02 feet and a chord of S 74°47'38" E, 56.99 feet to a point; thence along a curve to the left having a radius of 2904.79 feet, a length of 129.53 feet and a chord of S 68°55'45" E, 129.52 feet to a point, said point being the POINT OF BEGINNING; thence along a curve to the left having a radius of 2904.79 feet, a length of 20.76 feet and a chord of S 70°24'41" E, 20.76 feet to a point; thence S 70°36'58" E, 80.47 feet to a point; thence departing the southern line of Hungary Road, S 16°42'15" E, 446.80 feet to a point; thence S 73°17'45" W, 231.78 feet to a point; thence N 16°13'57" W, 232.43 feet to a point; thence N 72°53'54" E, 150.00 feet to a point; thence N 17°06'06" W, 215.62 feet to a point on the southern line of Hungary Road, being the POINT OF BEGINNING. CONTAINING: 82,042 sq. ft. or 1.883 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated, March 21, 2014, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Underground Utilities.** All proposed utilities except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines shall be placed underground, unless technical or environmental reasons require otherwise.
2. **Steps, Stoops, and Decks.** Steps to the main entrance of homes, except for homes with country front porches, shall be faced with brick or stone or a cementitious, mortared stone appearing product. Front stoops, except for homes with country front porches, shall be brick or stone or a cementitious, mortared stone appearing product with finished concrete or exposed aggregate landing. For any country front porch with piers, those piers shall be of brick, stone or cultured stone to match the foundation. For any country front porch with wood steps, wood risers shall be provided. The space beneath any structure constructed on piers higher than two (2) feet above grade but less than one story above grade shall be enclosed with lattice or other screening material of compatible quality, including but not limited to landscaping.
3. **Foundations and Chimneys.** All new houses shall be constructed on crawl space foundations, except for garages and basements. The exterior portion of all residential dwelling foundations below the first floor level which are visible above grade shall be brick or stone. Any dwellings with a fireplace other than direct vent

gas fireplaces or appliances shall have masonry chimneys faced with brick or stone similar to the foundation.

4. **Public Water and Sewer.** All homes constructed on the Property shall be served by public water and sewer.
5. **Curb and Gutter.** Roll Face (3'-0" section) curb and gutter shall be utilized.
6. **Construction Material.** All new houses shall be constructed with brick, stone, cultured stone, vinyl, cementitious siding (e.g. Hardiplank, or an equivalent) or a combination of the foregoing. Fiberboard shall not be used as an exterior wall material. Where vinyl is used, the vinyl siding shall have a minimum normal thickness of 0.044 inches. Shingles shall be a minimum thirty (30) year dimensional quality. Homes with the same elevations side by side shall not be permitted. On corner lots where the side elevation is visible from the street, the side elevation facing the street shall have a minimum of two (2) windows.
7. **Garages.** Two-car garages shall have minimum interior dimension clear space at the time of construction of eighteen (18) feet deep by twenty (20) feet wide and a separate pedestrian door to the exterior. One-car garages shall have minimum interior dimension clear space at the time of construction of eighteen (18) feet deep by twenty (10) feet wide and a separate pedestrian door to the exterior. Attached garages shall be integrated into the overall design and massing of the house. Windows shall be offered as an option for garage doors. All garage doors shall have, at a minimum, one architectural detail, including, but not limited to windows, carriage door handles, exposed hinges and accent columns. Each house constructed shall have, at a minimum, a one-car garage at time of construction.
8. **House Size.** The minimum finished and heated square footage of any dwelling, except the existing dwelling, shall be 2100 square feet.
9. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. On the second floor only bay windows may be cantilevered.
10. **Construction Hours.** The hours of exterior construction including operation of bulldozers and earth moving equipment shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. and 6:00 p.m. Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connectors. The developer shall post signs at all entrances to the property during construction, in both English and Spanish, stating the above.
11. **Clearing Limitation.** The clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, signage, and customary accessory uses.
12. **Fences.** Chain link, barbed wire, fences with metal post, stockade fences, and post and wire fences are prohibited. Fencing on individual lots shall be restricted to forty-two (42) inches in height, unless constructed of vinyl, brick or finished masonry materials.

13. **Density.** The number of lots shall not exceed 10.
14. **Driveways.** All driveways on each individual subdivision lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials, and brick or stone pavers.
15. **Landscaping.** A twenty-five (25) foot planting strip easement shall be provided along Hungary Road. The area shall be planted per Transitional buffer 25 as defined in Sec. 24-106.2(e)(3)b of the Henrico Code.
16. **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.

Sincerely,

A handwritten signature in black ink, appearing to read 'John A. Vithoulkas', with a long horizontal line extending to the right.

John A. Vithoulkas
County Manager

pc: Mr. Cameron Palmore
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools
Director, Real Estate Assessment