

**A-1 to R-3C
1.011 Ac.**

REZ2016-00003
Zoning
 Single-Family Residential
 Three Chopt District
 400 Feet
 PS January 2016 Ref: 735-755-9450



John A. Vithoukas
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 19, 2016

Starwood Corp.
Attn: Mr. Dan Wilson, President
1401 Grand Dr.
Manakin Sabot, VA 23103

Re: Rezoning Case REZ2016-00003

Dear Mr. Wilson:

The Board of Supervisors at its meeting on April 12, 2016, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcels 735-755-9450 and 735-755-8657 containing 1.011 acres located on the north line of Church Road approximately 80' west of its intersection with Waterford Way East, described as follows:

BEGINNING at the southeast corner of Lot 6, block B, Winngate; Thence along Church Road on a curve to the left having a radius of 1942.86', arc length of 128.22' to a point; Thence N 58°59'00" W, 72.30' along Church Road to a point; Thence N 31°01'00" E, 192.00' to a point; Thence S 58°59'00" E, 102.86' to a point; Thence N 31°50'14" E, 63.51' to a point; Thence S 33°19'18" E, 122.40' to a point; Thence S 34°47'54" W, 207.18' to the Point and Place of Beginning, containing 1.011 acres of land, comprising both parcels together with those certain easements of record at this date and time.

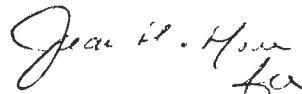
The Board of Supervisors accepted the following proffered conditions, dated March 1, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Finished Floor Area.** Homes shall have a minimum of 2,000 square feet of finished floor area.
2. **Foundations and Chimneys.** The foundations of the houses will be brick, stone or stucco faced above grade. Dwellings with fireplaces other than directly vented or vent-free fireplaces; shall have brick or stone faced chimneys.
3. **Cantilevering.** There shall be no cantilevered chimneys or fireplaces.
4. **Underground Utilities.** Utilities, except for junction boxes and meters, connected to the houses shall be supplied underground unless technical or environmental reasons require otherwise.

5. **Garages.** Each house will have a garage for at least one car.
6. **Driveways.** Driveways shall be constructed of either asphalt, concrete, cobblestone or pre-cast pavers.
7. **Fences.** No chain link fences shall be permitted.
8. **Construction Hours.** The hours of construction shall be Monday through Friday 7:00 A.M. to 7:00 P.M. and Saturday 9:00 A.M. to 5:00 P.M., except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.
9. **Siding.** Vinyl siding shall be prohibited.
10. **Severance.** The inability to enforce, 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,



John A. Vithoukas
County Manager

pc: Messrs. H. Lee and Darrell W. Rettig
F. Philip Parker, Jr. P.E.
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools