

SUBJECT PROPERTY

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ2020-00013
Zoning
 Proffer Amendment
 (C-20C-06)
 Varina District
 400

February 2020 Ref: 809-724-5973



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

June 16, 2020

Steeple Lane Development LLC
7714 Whitepine Road, Suite C
N. Chesterfield, VA 23237

Re: Rezoning Case REZ2020-00013

Dear Mr. Poe:

The Board of Supervisors at its meeting on June 9, 2020, approved your request to amend proffers accepted with rezoning case C-20C-06 on part of Parcel 809-724-5973 located between the east line of East Richmond Road and the west line of N. Laburnum Road approximately 800 feet north of Nine Mile Road (State Route 33).

The Board of Supervisors accepted the following proffered conditions, dated March 16, 2020 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffered Conditions 4, 7, 9, 10 and 14 of Rezoning Case No. C-20C-06 shall be amended as outlined below. All other conditions of Rezoning Case No. C-20C-06 shall remain in force and effect.

4. **Architecture**. Construction of the dwelling units shall be similar in architectural style and appearance shown in Elevations 1 through 12 (see case file). Any substantial modifications shall be approved by the Director of Planning.

7. **Minimum Home Size**. All homes shall have an average of 1,600 square feet of finished floor area, but in no case less than 1,400 square feet.

9. **Garages**. All homes shall be constructed with a minimum of a two (2) car garage.

10. **Foundations**. All homes shall either (a) be constructed on a crawl space with split-face block; or (b) be finished with a minimum of 8 inches exposed textured masonry material.

Steeple Lane Development LLC

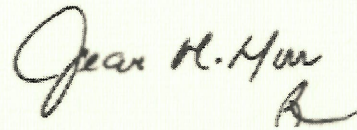
June 16, 2020

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14. **Lamp Posts**. All improved lots shall be required to have a post lamp with supporting post of design and installation as specified in the development's Covenants and Restrictions.

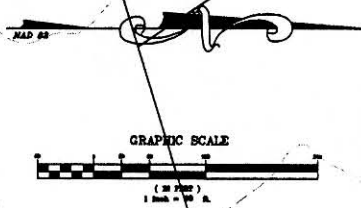
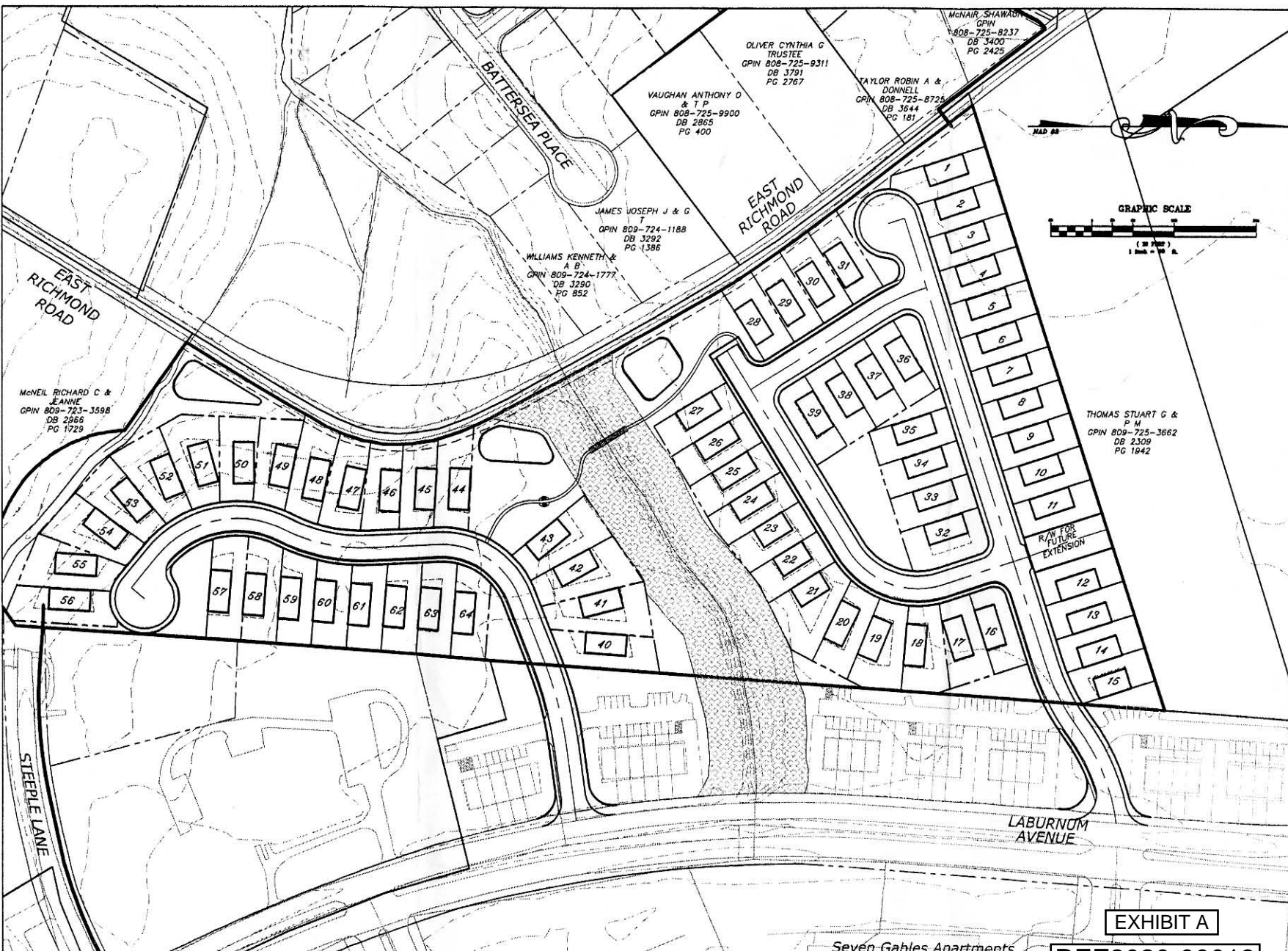
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoukas". The signature is written in a cursive style with a large initial "J" and a distinct "A" at the end.

John A. Vithoukas
County Manager

pc: Richard Kuhn, StyleCraft Homes
Chris Sorensen, Schools
Justin Briggs, Schools
Director, Real Estate Assessment



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YOUR VISION ACHIEVED THROUGH OURS

REVISION DESCRIPTION

DATE	BY	DESCRIPTION
01/29/06	THJ	REVISED BY
	HW	CHECKED BY
		SCALE
		NOT TO SCALE

REVISION DESCRIPTION

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

STEEPLE LANE
VIRGINIA DISTRICT • HENRICO COUNTY, VIRGINIA

SITE LAYOUT

EXHIBIT A

758 NO. 66648
SHEET NO. 1 OF 1

Seven Gables Apartments

REZ2020-00013

Steeple's Chase

Proposed Elevations 1 through 12





REZ2020-00013



REZ2020-00013