

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

**REZ2021-00010**

**Zoning**

Single-Family Residential  
Varina District

400 Feet

PS December 2020 Ref: 837-715-2339



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

John A. Vitoulkas  
County Manager

March 16, 2021

Mr. Nick Vignone  
Shurm Construction Inc.  
9205 Atlee Branch Lane  
Mechanicsville, VA 23116

Re: Rezoning Case REZ2021-00010

Dear Mr. Vignone:

The Board of Supervisors at its meeting on March 9, 2021, granted your request to conditionally rezone from B-3 Business District to R-3C One-Family Residential District (Conditional) Parcel 837-715-2339 containing .88 acres located on the south line of Old Williamsburg Road at its intersection with Old Memorial Drive, described as follows:

Lot 14, Block C, Section D, Pine Heights, as recorded in Plat Book 89, page 91 of the Clerk's Office of the Circuit Court of Henrico County, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated February 22, 2021, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density.** no more than 2 single family dwellings shall be constructed on the property.
2. **Foundations.** The exterior portions of single-family residence foundations which are above ground level shall be constructed of brick.
3. **Lot Width.** the proposed lots shall have a minimum lot width of one hundred (100) feet at the building setback line.
4. **Restriction.** No factory modular or mobile homes shall be erected on the property.
5. **Hours of Construction.** during the construction of the development on the property, the hours of exterior construction shall be limited to 7am to 8 7pm,

Shurm Construction Inc.

March 16, 2021

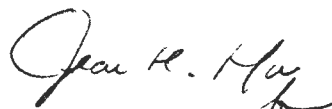
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Monday through Friday, and 8 am to 5 pm on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the director of planning.

6. **Old Williamsburg Road Buffer:** A natural and/or landscape buffer of ten (10) feet in width shall be provided along the boundary of the property adjoining Old Williamsburg Road. The buffer shall be planted to the level of a Transitional Buffer TB-10 requirements.
7. **Elevations.** The single-family dwellings shall be constructed generally consistent with the elevations submitted with Exhibit B (see case file).

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: Director, Real Estate Assessment  
Mr. Justin Briggs, Schools

# THE ROBINSON

12/16/2020

EXHIBIT B

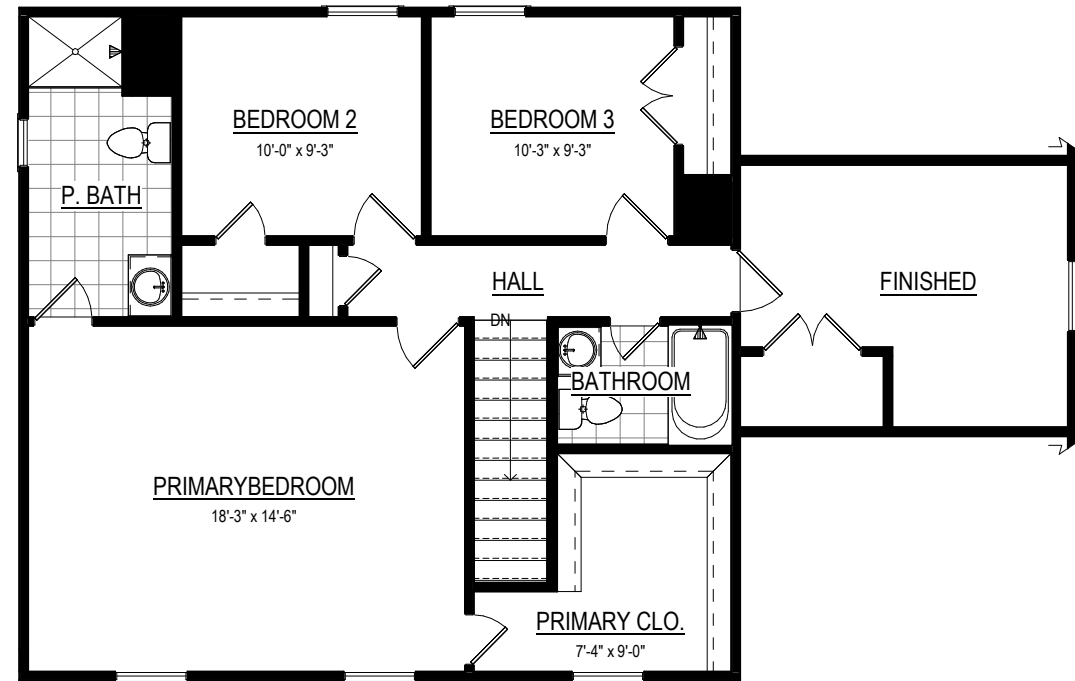
REZ2021-00010



CRAFTSMAN ELEVATION



FIRST FLOOR



SECOND FLOOR

Specifications  
 3 - 4 Bedrooms  
 2 & 1/2 baths

First floor: 839 s.f. ±  
 Second floor: 839 s.f. ±  
 Total: s.f. 1,678 ±

**SHURM HOMES**

9205 Atlee Branch La. Mechanicsville, VA 23116  
 Phone: 804.723.5287 Fax: 804.789.8431  
 shurmhomes.com

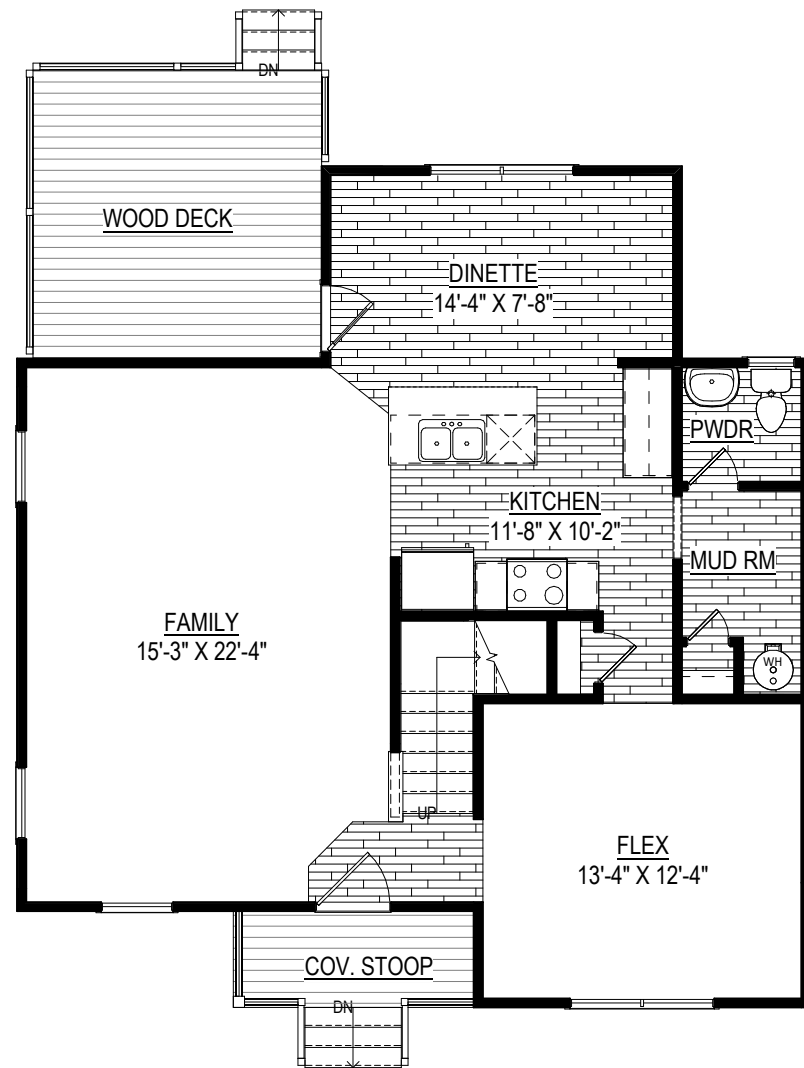
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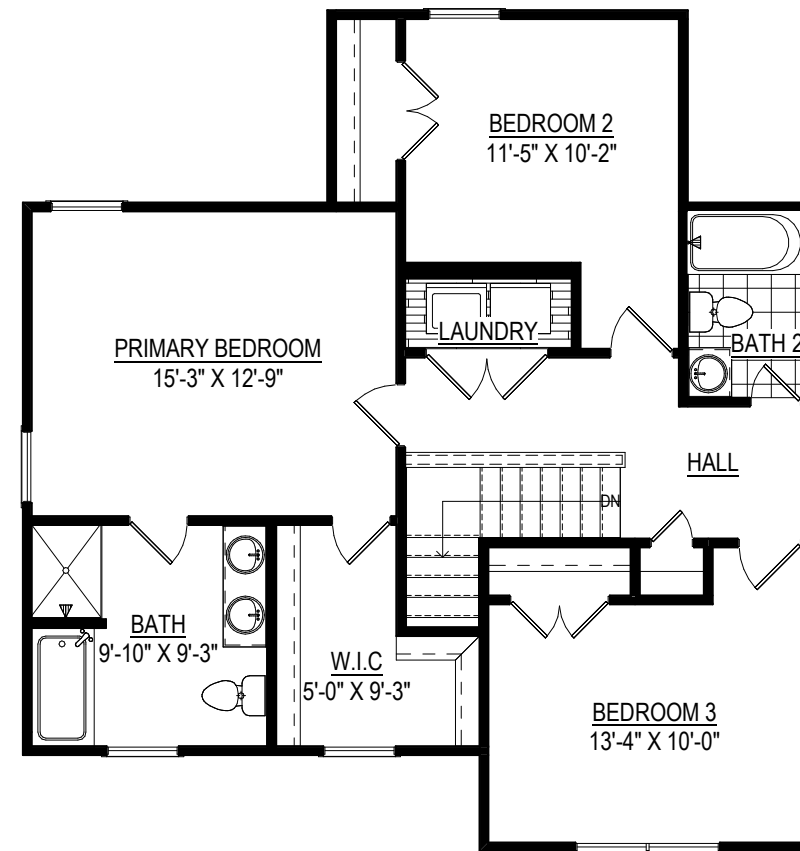
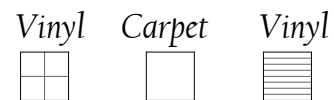
# THE ROWLAND

EXHIBIT B  
 REZ2021-00010

12/16/2020



FIRST FLOOR



SECOND FLOOR

Specifications  
 3 - Bedrooms  
 2 & 1/2 baths

First floor: 936 s.f. ±  
 Second floor: 936 s.f. ±  
 Total: s.f. 1,872 ±

**SHURM HOMES**<sup>®</sup>  
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