

**A-1 to R-2AC
1.855 Ac.**

REZ2021-00011

Zoning

Single-Family Residential
Brookland District

400 Feet

PS December 2020 Ref: 764-770-8579



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vitoulkas
County Manager

March 16, 2021

Mr. Greg Spicer
11600 Chickahominy Branch Drive
Glen Allen, Virginia 23060

Re: Rezoning Case REZ2021-00011

Dear Mr. Spicer:

The Board of Supervisors at its meeting on March 9, 2021, approved your request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional) Parcels 764-770-8579, 764-770-8888, 764-771-9504, and 765-770-0198 containing 1.87 acres located on the south line of Mountain Road at its intersection with Tiller Road, described as follows:

3801 Mountain Road

Beginning at the southwest corner of Mountain Road and Tiller Road, said point being the Point and Place of Beginning;

Thence, S 36°18'00" W 210.00' along the western line of Tiller Road to a point, Thence, N 52°30'00" W 70.00' to a point, Thence, N 36°18'00" E 210.00' to a point on the south line of Mountain Road to a point, Thence, S 52°30'00" E 70.00' to the Point and Place of Beginning. Said property comprising 0.34 acres, more or less.

3807 Mountain Road

Beginning at the southwest corner of Mountain Road and Tiller Road, Thence, N 52°30'00" W, 70.00' to the Point and Place of Beginning;

Thence, S 36°18'00" W 210.00' to a point, Thence, N 52°30'00" W 105.00' to a point, Thence, N 36°18'00" E 210.00' to a point on the south side of Mountain Road, Thence, S 52°30'00" E 105.00' along the south line of Mountain Road to the Point and Place of Beginning. Said Property comprising 0.51 acres, more or less.

10990 Tiller Road

Beginning at the southwest corner of Mountain Road and Tiller Road, Thence, S 36°18'00" W 210.00' to a point on the west line of Tiller Road, said point being the Point and Place of Beginning;

Thence, S 36°18'00" W 105.00' along the west line of Tiller Road to a point, Thence, N 52°30'00" W 210.00' to a point, Thence, N 36°18'00" E 105.00' to a point, Thence, S 52°30'00" E 210.00' to the Point and Place of Beginning. Said property comprising 0.51 acres, more or less.

10980 Tiller Road

Beginning at the southwest corner of Mountain Road and Tiller Road, Thence, S 36°18'00" W 315.00' to a point on the west line of Tiller Road, said point being the Point and Place of Beginning;

Thence, S 36°18'00" W 105.00' along the west line of Tiller Road to a point, Thence, N 52°30'00" W 210.00' to a point, Thence, N 36°18'00" E 105.00' to a point, Thence, S 52°30'00" E 210.00' to the Point and Place of Beginning. Said property comprising 0.51 acres, more or less.

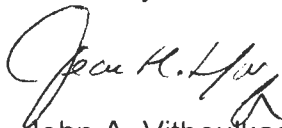
The Board of Supervisors accepted the following proffered conditions, dated February 18, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Density – There shall be no more than 3 units.
2. Foundations – All exposed foundations, except basements, of each home shall be brick, or stone. Each home shall be constructed with a crawl space. Front porches and stoops shall have brick piers.
3. Garages – Each home shall include a minimum two (2) car attached garage.
4. House Size – The minimum finished square footage of each dwelling shall be 2,200 square feet of finished floored area.
5. Materials – The exterior wall surface of all homes on the property (with the exceptions of foundations, trim and architectural treatments) shall be constructed of brick, stone, hardiplank or vinyl covering.
6. Chimneys and Cantilevered Features – No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick, stone, or siding similar to the exterior treatment of the dwelling. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.

7. Underground Utilities – Except for junction boxes, meters, pedestal, transformers and existing overhead utility lines, utility connections will be underground unless otherwise required due to environmental factors.
8. Hours of Construction – The hours of exterior construction, including operation of bulldozers and other earthmoving equipment will be between 7:00 a.m. and 7:00 p.m. Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturdays and none on Sundays provided, however, except emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connectors. Signs, in both English and Spanish, stating the above referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbances activities thereon.
9. Foundation Planting – Foundation planting beds shall be required along the entire front façade of the house, excluding porches, architectural features and garages, and will contain a minimum of fifty (50) percent evergreen material. The front corner of each building shall be required to be visually softened with a vertical accent shrub or small evergreen tree.
10. Access to Mountain Road – There shall be no direct access from any driveway onto Mountain Road.
11. Paved Driveways – All driveways shall be paved with either exposed aggregate, concrete, asphalt, cobblestone, brick, or pre-cast pavers or other similar materials approved by the Director of Planning.
12. 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,


John A. Vithoufkas
County Manager

pc: Bernadine & Conway Allen
Etta Tiller Cauthorn c/o Joyce Puryear
Director, Real Estate Assessment
Justin Briggs, Henrico County Public Schools