

REZ2021-00064

Zoning

Single Family Residential
Tuckahoe District

400

PS October 2021 Ref: 750-753-8915



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

February 1, 2022

Isaac Babu and Bibin Mariadhasan
9630 Tuxford Road
North Chesterfield, VA 23236

RE: Rezoning Case REZ2021-00064

Dear Applicant:

The Board of Supervisors at its meeting on January 25, 2022, approved your request to conditionally rezone from O-2C Office District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 750-753-8915 and 750-753-9321 containing .53 acres located on the east line of Pemberton Road (State Route 157) approximately 190' south of its intersection with Three Chopt Road, described as Lots 22 & 23 of the Pembroke Subdivision (P.B. 23, Page 109) dated January 1, 1953, and as approved March 10, 1953.

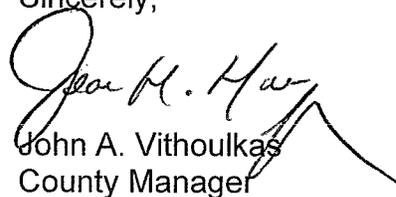
The Board of Supervisors accepted the following proffered conditions, dated December 9, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density.** No more than 2 single-family dwellings shall be constructed on the property, and no more than one house per lot.
2. **Lot Width.** The proposed lots shall have a minimum lot width of seventy-five (75') at the front setback line.
3. **Building Type.** No factory modular or mobile homes shall be erected on the property.
4. **Hours of Construction.** During the construction of the development on the property, the hours of exterior construction shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 5 p.m. 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.

5. **Elevations.** The single-family dwellings shall be constructed generally consistent with the exterior elevations titled "Ridge Homes, LLC." submitted as Exhibit A (see case file).
6. **Minimum Finished Area.** All homes shall be a minimum of 1,900 square feet.
7. **Foundations.** Visible exterior portions of all foundations below the first floor level (including front porch piers) shall be finished with brick on all four sides. All homes shall be on crawl space foundations, except for garages and basements.
8. **Cantilevering.** No home shall have cantilevered treatments except for bay windows.
9. **Driveways.** All driveways shall be paved with asphalt, concrete, pre-cast pavers or other similar materials approved by the Director of Planning.
10. The front yard setback shall be a minimum of fifty-five (55) feet.
11. **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.

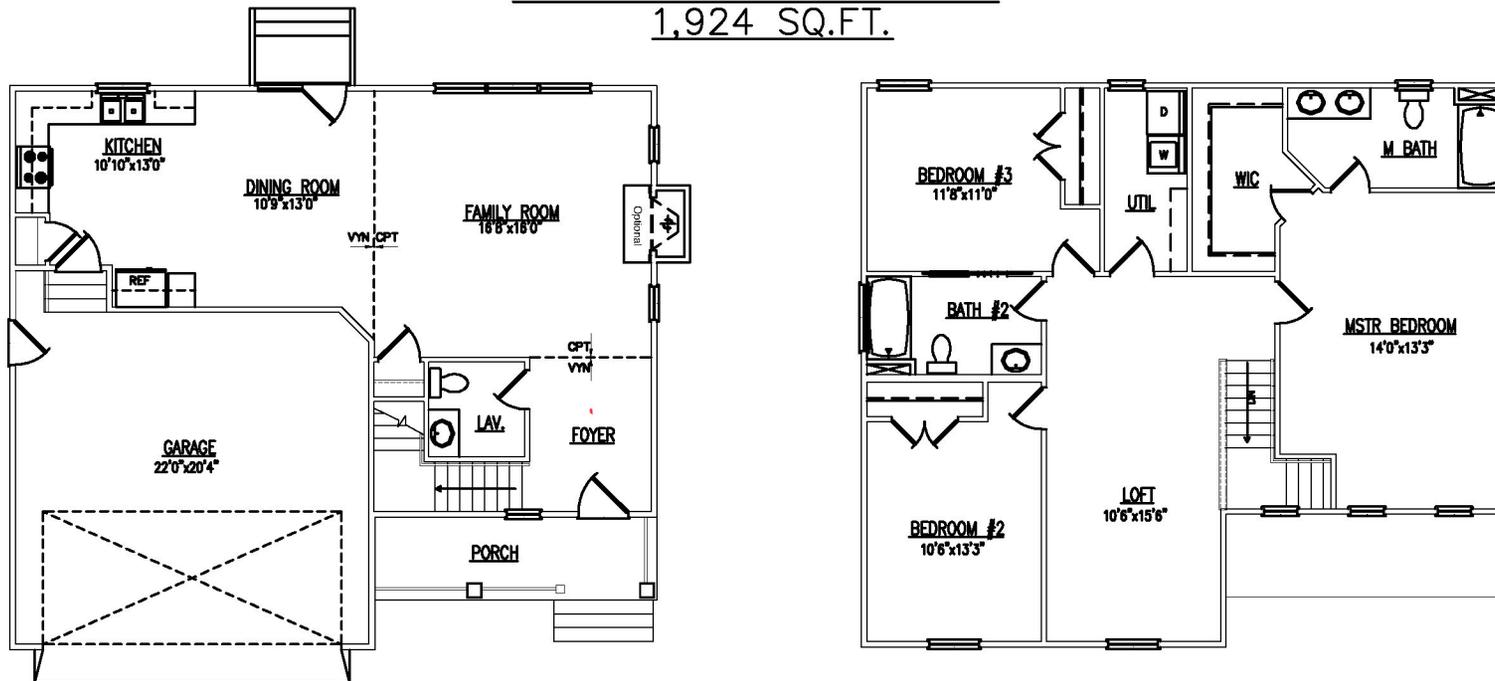
Sincerely,


John A. Vithoulkas
County Manager

pc: Director, Real Estate Assessment
Henrico County Schools



1,924 SQ.FT.



RIDGE HOMES, LLC.
(804) 641-2369

REZ2021-00064
Exhibit A