



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

May 17, 2022

Shafquat Buttar
3031 Quarter Creek Ln.
Henrico, VA 23294

Re: Rezoning Case REZ2022-00005

Dear Mr. Buttar:

The Board of Supervisors at its meeting on May 10, 2022, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 744-762-0359 containing .677 acres located at the southern intersection of Belfast and Edinburgh Roads, described as follows:

Beginning at a point on the south line of Edinburgh Road labeled "Found VDH Monument"; thence departing the south line of Edinburgh Road S72°59'21"W 157.99' to a point; thence along a curve having a radius of 5835.58' and arc length of 287.26' to a point; thence S29°20'47"W 183.63' to a point; thence S77°57'54"E 38.10' to a point; thence S64°47'16"E 100.01' to the point of beginning, containing .677 acres.

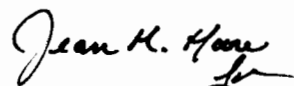
The Board of Supervisors accepted the following proffered conditions, dated March 31, 2022, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density:** There shall be no more than 1 unit.
2. **Minimum Finished Area:** All homes shall be a minimum of 1,400 square feet.
3. **Foundations:** Foundations and front porch piers shall be finished with brick on all four sides. Each house shall be on crawl-space foundations, except for garages and basements.
4. **Cantilevering:** No home shall have cantilevered treatments except for bay windows.
5. **Driveways:** All driveways shall be paved with asphalt, concrete, per-cast pavers or other similar materials approved by the Director of Planning.

6. **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.
7. **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.
8. **Hours of Construction:** The hours of exterior construction including operation of bulldozers and other earthmoving equipment will be between 7:00 am and 7:00 pm Monday through Friday, between 8:00 am and 5:00 pm 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. **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