

**REZ2022-00028**

**Zoning**

**Single-Family Residential**

*Tuckahoe District*

400

Scale bar: 0 to 400 Feet



PS July 2022

Ref: 749-739-4015



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

October 18, 2022

Bradford Homes, Inc.  
P.O. Box 3943  
Richmond, VA 23235

Re: Rezoning Case REZ2022-00028

Dear Sir/Madam:

The Board of Supervisors at its meeting on October 11, 2022, approved your request to conditionally rezone from R-2 One-Family Residence District to R-3C One-Family Residence District (Conditional) Parcels 749-739-4015, 749-739-4127, and 749-739-4237 containing 2.519 acres located at the northeast intersection of Derbyshire Road and Midway Road, described as follows:

BEGINNING at a point, located at the southeastern most corner of Lot 1, Section 1, Carter Farm and on the northern line of the Derbyshire Road right-of-way, as shown on the said subdivision plat dated August 11, 2020, recorded in Plat Book 135, Page 283 in the Clerk's Office of the Circuit Court of the County of Henrico, Virginia. THENCE along the north line of the Derbyshire Road right-of-way S 89° 26' 08" W 349.27 feet to a point. THENCE N 37° 14' 11" W 29.86 feet to a point located along the east line of the Midway Road right-of-way. THENCE along the east line of the Midway Road right-of-way N 16° 05' 30" E 331.98 feet to a point. THENCE leaving said east line of Midway Road right of way S 89° 50' 24" E 271.97 feet to a point. THENCE S 00° 33' 52" E 338.57 feet to the point and place of BEGINNING, containing 2.519 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated September 21, 2022, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed generally consistent with that certain conceptual plan prepared by Draper Aden Associates, entitled "CONCEPT PLAN CARTER FARM RESUBDIVISION, TUCKAHOE DISTRICT, HENRICO COUNTY, VIRGINIA\ and dated September 8, 2022 set forth on the attached Exhibit B (see case file) (the "Concept Plan"). The exact sizes and details of the lots, roads and other improvements shown on the Concept Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved by the County at the time of subdivision or plan of development review of the Property.

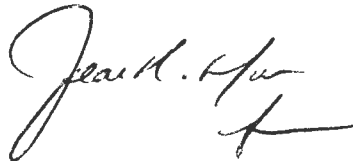
2. **Architectural Features.** All dwellings shall have an architectural style and use design elements generally similar to those images set forth on the attached Exhibit A dated July 19, 2022 (see case file). Such renderings are conceptual in nature and are provided only as an illustration of the quality of the design and architectural style of such buildings. Various design elements shall be incorporated to provide variety amongst individual dwelling units including, but not limited to the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. No two homes adjoining each other side by side shall be identical in exterior architectural features and colors.
3. **Density.** No more than 6 residential dwelling units shall be constructed on the Property.
4. **Home Details.** Any new home constructed on the Property shall have a minimum of 2,500 square feet of finished floor area. Any home on lot 6, as shown on the Concept Plan (see case file), shall face Midway Road.
5. **Foundations.** All dwelling units on the Property shall be constructed on crawl space foundations except for basements and garages. The exterior portion of the foundations below the first floor level which is visible above grade shall be finished with full standard brick or stone unless otherwise approved by the Director of Planning. Dwelling units built on a crawl space foundation, with steps to the main entrance, including front access stoops or porches, but not including homes with country porches, shall be faced with full standard brick or stone with a finished concrete or exposed aggregate landing for any such steps, stoops or porches and any visible piers on porches shall be constructed of brick.
6. **Exterior Materials.** Any dwelling, including any garage (whether attached or detached) accessory to such dwelling upon the same lot, whether attached or detached, shall have exposed exterior walls (above finished grade) of full standard brick, stone, cementitious siding, or a combination of the foregoing, unless otherwise approved by the Director of Planning.
7. **Roof Material.** The roof of each dwelling shall be constructed with a roof that has a minimum certified twenty-five (25) year warranty.
8. **Fireplace Chimneys.** The exposed portions of all fireplace chimneys shall be of full standard brick, stone, or cementitious siding. The exposed bases of all chimneys shall be of the same material as the building foundations. The exposed portion of the flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.

9. **Cantilevering.** No cantilevered features will be allowed on the front or side of the home, except for second story bay windows which will be designed and constructed with decorative corbels.
10. **Lighting.** Pedestrian scale residential lighting shall be provided on each lot. Such lighting shall be non-glare, decorative in style, residential in character and shall be provided at least in the front yard of each residential lot.
11. **Garages.** Every dwelling shall be constructed with no less than a two (2) car garage.
12. **Driveways.** All driveways shall be constructed of exposed aggregate, concrete, brick, stone, asphalt, pre-cast pavers or other similar materials approved by the Director of Planning. No individual lots shall have direct access to Derbyshire Road or Midway Road.
13. **Landscaping, Buffer and Fencing Requirements.** A natural and landscaped buffer a minimum of at least twenty-five (25) feet in width and planted to the level of a transitional buffer 35 shall be provided adjacent to Derbyshire Road. Such buffer shall include a decorative fence (such as a black aluminum fence) a minimum of four (4) feet in height. Such buffer may include supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Any installed landscaping shall be irrigated unless otherwise approved by the County at the time of subdivision review. Utility easements (including drainage), common owned fencing/walls, and signage shall be permitted within such buffer; provided, any such utility easements shall be extended generally perpendicular through such buffer. No chain link fencing or stockade fencing shall be permitted on the Property.
14. **Entrance Sign.** An entrance sign for the subdivision shall be placed on the lot at the corner of Derbyshire Road and Midway Road. Such sign shall be a maximum of 5 feet in height and shall be constructed of full standard brick, stone, masonry material or a combination thereof.
15. **Lot Landscaping.** A minimum of one (1) tree measuring a minimum of 2.5" in diameter shall be retained or planted in the front or side yard of every lot and two (2) such trees on corner lots. All yards on a lot shall be irrigated and planted with sod. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the entire front foundation as approved at the time of subdivision review.
16. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for already existing utilities, junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company. Electrical junction boxes and meters shall be screened from public view with a wall, fence, landscaping, or such other method as may be approved by the County at the time of subdivision or plan of development review of the Property.

17. **Construction.** During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:30 a.m. to 6:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction. Construction vehicles shall only be permitted to access the Property by way of Midway Road.
18. **Sidewalk.** A sidewalk a minimum width of four (4) feet shall be provided and constructed along the north side and within the public right-of-way of Derbyshire Road adjoining the Property pursuant to County Department of Public Works standards. The sidewalk shall be constructed prior to a final certificate of occupancy being issued for any dwelling on the Property.
19. **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,

A handwritten signature in black ink, appearing to read "John A. Vithoulikas", with a stylized flourish at the end.

John A. Vithoulikas  
County Manager

pc: Andrew M. Condlin  
Director, Real Estate Assessment  
Henrico County Public Schools



ADJACENT  
PROPERTIES

- ①  
749-739-3946  
GRAHAM, KRAIG S.  
D.B. 6069 PG. 1711  
R-3
- ②  
749-739-5452  
FRY, JAMES N.  
& SYDNEY A.  
D.B. 3132 PG. 1323  
R-3
- ③  
749-739-6450  
FUENTES, YAMINA  
D.B. 6040 PG. 272  
R-3
- ④  
749-738-5594  
CRAWFORD, JOHN P.  
& CATHARINE T. SLATER  
D.B. 3711 PG. 1585  
R-2
- ⑤  
749-738-4793  
TREVETT, EARL M. JR.  
& BETH ANN  
D.B. 3441 PG. 1016  
R-2
- ⑥  
749-738-3293  
BENSON, AMANDA M.  
& JOHN A. MAHLE  
D.B. 5782 PG. 679  
R-2
- ⑦  
749-738-2194  
PARNAVAS, GEORGE  
D.B. 5424 PG. 969  
R-2

749-739-2145  
WOODALL, STEVEN W.  
& MIRAE C.  
D.B. 5013 PG. 1845  
R-3

BURKHART DRIVE  
50' R/W

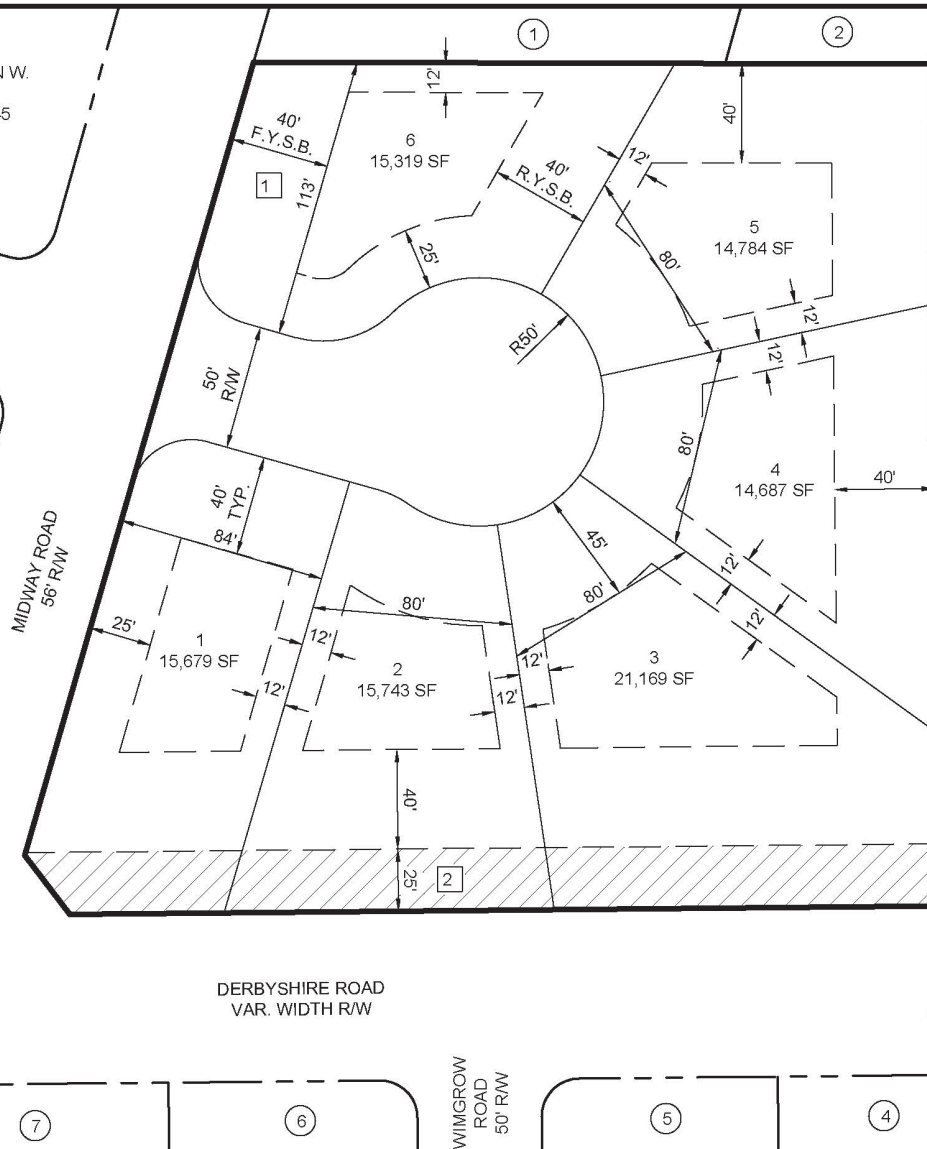
749-739-0927  
SINKLER, PATRICIA S.  
& FLOYD WILLIAM  
D.B. 5140 PG. 958  
R-3

749-739-0815  
HORVATH, MARJORIE H.  
W.B. 134 PG. 1663  
R-3

750-739-2225  
DERBYSHIRE  
BAPTIST  
CHURCH TR.  
D.B. 1103 PG. 619  
R-2

NOTES:

- ① LOT 6 SHALL FACE MIDWAY ROAD. F.Y.S.B. = FRONT YARD SET BACK.
- ② A 25' WIDE ADDITIONAL SET BACK SHALL BE PROVIDED ALONG DERBYSHIRE ROAD PER SEC. 24-3105, AND A 25' NO INGRESS/EGRESS EASEMENT WITH TRANSITIONAL BUFFER 35 SCREENING SHALL BE PROVIDED PER SEC. 19-3202B.2 (HATCHED AREA)



# Bradford Homes, Inc. - Sample Elevations

