

REZ-2025-100032

Zoning

Single Family Residential

Brookland District

400

Feet



PS January 2025

Ref. 764-766-6303



COUNTY OF HENRICO

John A. Vithoulkas
County Manager

August 19, 2025

Biju Mattamana
11808 Norwich Place
Glen Allen, VA 23050

Re: Rezoning Case REZ-2025-100032

Dear Mr. Mattamana:

The Board of Supervisors at its meeting on August 12, 2025, approved your request to conditionally rezone from R-2 One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcel 764-766-6303 containing 1.387 acres located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Courtney Road, described as follows:

Beginning at a point on the north line of Staples Mill Road (Route 33) and the east line of Courtney Road, said point having a coordinate value of N=3766065.52 and E=11764462.70 North American datum 1983 Virginia South Zone; thence leaving the north line of Staples Mill Road (Route 33) and along the east line of Courtney Road N 56°17'04" E a distance of 111.81' to a point; thence along a curve to the left having a radius of 1170.92', an arc of 105.15' and a delta of 5°08'43" to a point; thence leaving the east line of Courtney Road S 38°59'12" E a distance of 80.17' to a point; thence S 22°59'57" E a distance of 108.93' to a point; thence S 23°15'26" E a distance of 117.22' to a point; thence S 61°43'07" W a distance of 4.63' to a point; S 61°34'50" W a distance of 178.96' to a point on the north line of Staples Mill Road (Route 33); thence continuing along the north line of Staples Mill Road (Route 33) N 33°41'05" W a distance of 280.46' to the point and place of beginning containing 1.387 acres of land.

The Board of Supervisors accepted the following conditions, dated July 25, 2025, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan:** The property located at 10451 Staples Mill Rd, Glen Allen, VA 23060 will be developed in general conformance with the conceptual plan entitled "Staples Mill Rezoning" prepared by Cite Design and dated July 21, 2025, attached hereto as Exhibit A (the "Conceptual Rezoning Plan") (see case file). The exact locations, footprints, configuration, size and details of the drives, buildings and other improvements shown on the Conceptual Rezoning Plan are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of subdivision review by the Director of Planning.

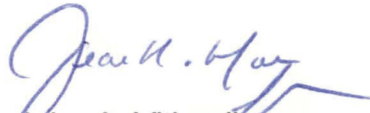
2. **Maximum Density:** The maximum number of building lots on the property will be three (3).
3. **Access:** No vehicular access to the development will be allowed from Staples Mill Road.
4. **Clearing Limitations:** During construction, tree removal will be limited to the areas required for dwellings, outbuildings, driveways, utilities, private shared drive, grading, required sight lines, other necessary access structures, and trees that are naturally dead or diseased.
5. **Setbacks:** A 12-foot setback will be provided along the southern boundary of the property. On the eastern side of the property, a minimum 45-foot rear setback will be provided. The 45-foot rear setback includes a minimum 22-foot-wide private access road and a 4-foot setback between the adjacent property line and the proposed private access road. Along the western side of the property an 80-foot setback will be provided, which 80-foot setback includes any major roads front yard setback. Adjacent to Courtney Road, a 25-foot setback will be provided. All of the foregoing setbacks are shown on the Conceptual Rezoning Plan (see case file).
6. **Landscaping:** Prior to or concurrent with any subdivision plat recordation, the Applicant will provide a sight distance easement entitled as shown on the Conceptual Rezoning Plan (see case file) and in final location as approved by the Director of Planning prior to recordation. Any proposed planting or existing planting within the sight distance easement will be removed or replanted with plants of less than 30" in height, and thereafter maintained by the applicable property owner pursuant to the provisions of the sight distance easement.
7. **Sidewalk:** A 5-foot wide sidewalk will be constructed on the side of the Courtney Road as shown on the Conceptual Rezoning Plan (see case file).
8. **Private Road and Driveways:** Shared access private road and driveways will be constructed of concrete, asphalt, pavers, cobblestones, or other durable surface materials in accordance with Henrico County standards and specifications (except as to pavement width and turning radii). The design of shared access private road will be certified by a licensed professional engineer to confirm compliance with these standards. The maintenance of this road will be shared among the residents and will be enforced using a shared maintenance provisions of the covenants to be recorded pursuant to Proffer 19 below.
9. **Utilities:** All utilities, except for junction boxes, meters, and existing overhead power lines, will be installed underground.

10. **Elevations:** The architectural design of the buildings will generally be consistent with the renderings attached as Exhibit B (see case file), unless otherwise requested by the owner and specifically approved by the Director of Planning. Cantilevered features will not be permitted.
11. **Roofs:** will be covered with 30-year dimensional shingles, standing seam metal, cedar shakes, or materials of equal or greater quality and durability as determined by Henrico County's Planning Department.
12. **Exterior Walls for Dwelling and Garage:** Exterior walls of the dwelling and garage will be made of brick, brick veneer, cementitious siding, vinyl with a minimum thickness of 0.042 inches, stone, synthetic stone, or other similar masonry materials, or a combination of these, unless otherwise requested and approved by Henrico County's Planning Department.
13. **Stoops and Porches:** All dwellings will require a covered front stoop or porch, which must have brick or stone foundation, materials that are identical to those of the dwelling.
14. **Foundations:** No dwelling will be constructed on a slab-on-grade foundation. Foundations will be constructed using brick, stone, or other comparable durable materials to ensure a level of quality consistent with the standards of the Henrico County Planning Department.
15. **Minimum House Size:** (i) The dwelling will have a minimum of 2,000 square feet of finished floor area; and (ii) will include a minimum of one garage space.
16. **Hours of Construction:** Exterior construction, including the use of heavy equipment, will be limited to the hours of 7:00 a.m. to 7:00 p.m. or dusk (whichever occurs first) Monday through Friday, and 8:00 a.m. to 5:00 p.m. or dusk (whichever occurs first) on Saturdays. No construction will take place on Sundays except in emergencies or under circumstances requiring extended hours to complete work, such as concrete pours or utility connections. Any exceptions will be based on approval from Henrico County's Planning Department. Construction signs will be posted in both English and Spanish, indicating the hours of operation and dates of construction.
17. **Drainage:** All proposed improvements will be in compliance with applicable Henrico County's Public Works plan development requirements, storm water quality and quantity requirements, and by minimizing drainage impacts on downstream properties.

18. **Severance:** The un-enforceability, elimination, revision or amendment of any proffer set forth herein, in whole or part, must not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.
19. **Protective Covenants:** Prior to any subdivision plat recordation, a document setting forth restrictive covenants describing development controls and maintenance responsibilities of the property will be recorded in Clerk's Office of the Circuit Court of Henrico County.

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: Mark Kronenthal
Director, Real Estate Assessment
Henrico County Public Schools



CITE DESIGN

310 N. ADAMS ST. | RICHMOND, VA 23220
804-340-2848 | cite-design.com

NOT FOR
CONSTRUCTION

CLIENT
BLU MATTAMANA
11608 NICHOLSON PL
GLEN ALLEN, VA 23060
(877) 467-6831

REVISIONS

PROJECT NAME
**STAPLES MILL
REZONING**

PROJECT ADDRESS
**10451 STAPLES MILL RD
GLEN ALLEN, VA 23060**
CITE DESIGN PROJECT NUMBER
25091

PROJECT IDENTIFIER
REZ-2025-100032

STATUS
REZONING

ISSUE DATE 07/25/2025

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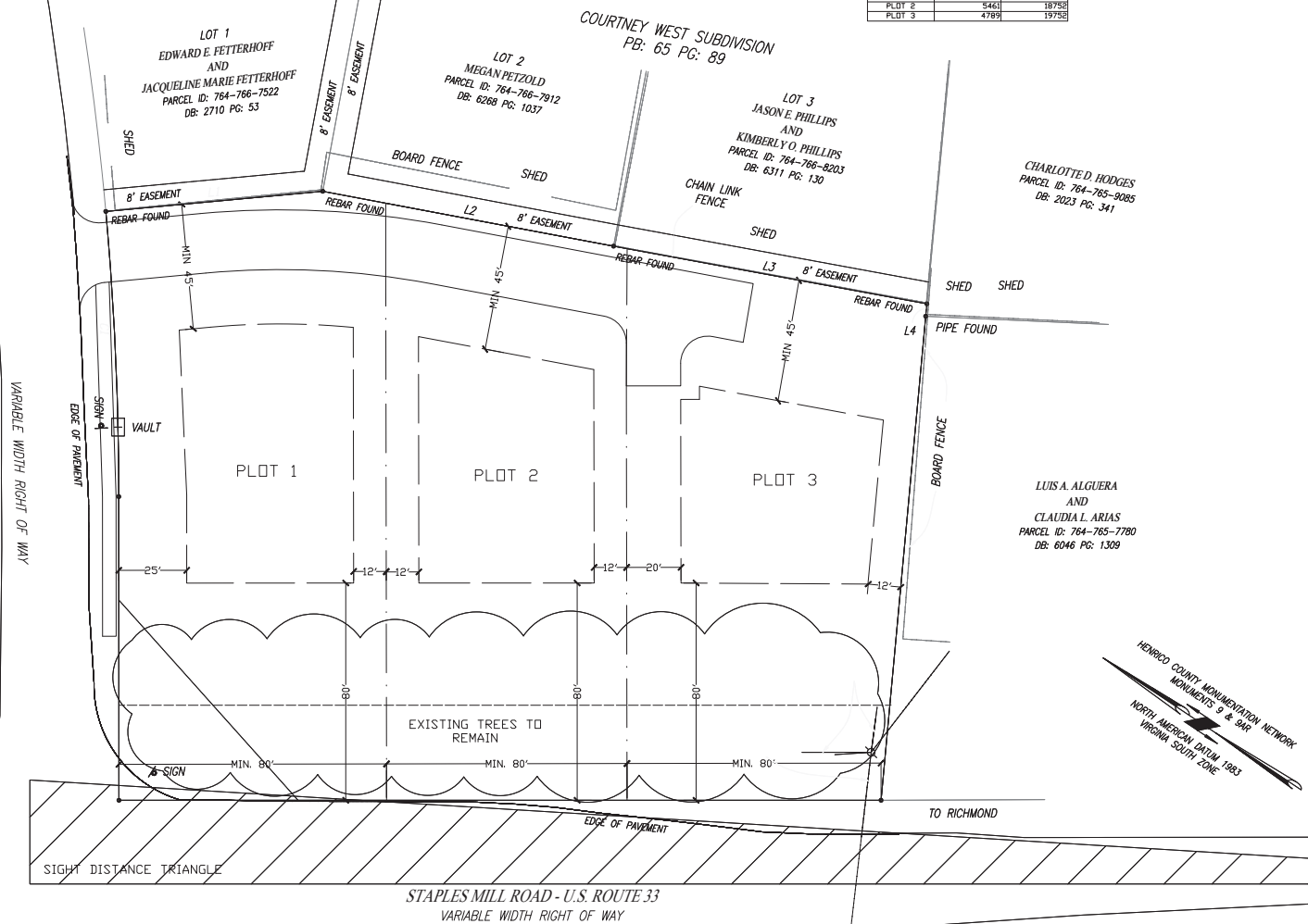
DRAWN BY / CHECKED BY:
ABM/JH

SCALE
1:20

SHEET TITLE
**CONCEPTUAL
REZONING PLAN**

SHEET NUMBER
L02

	BUILDABLE AREA (SQ FT)	PLOT AREA (SQ FT)
PLOT 1	9902	22000
PLOT 2	5461	18750
PLOT 3	4789	19750





PLOT 1



PLOT 3



PLOT 2

EXHIBIT B

REZ-2025-100032

NOTE:
Developer shall change elevations or plan based on buyers requirement

CONCEPTUAL ELEVATIONS

*BIJU KURIAKOSE MATTAMANA
AND
MATHEWSON KARIMTHURUTHEL*

*REZONING PLAN FROM R-2 TO R-2AC
Submitted to Henrico County Planning Department*

*PROJECT NAME:
10451 STAPLES MILL ROAD, Glen Allen, VA 23060*

Drawn by: ALISHA MATTAMANA

Date: 07/25/2025