

A-1 to R-2AC  
6:692 Acres

### ZONING

Single - Family Subdivision

Ref. 761-771-2932

# C-65C-03

Brookland District



November 2003



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 17, 2004

Virgil R. Hazelett, P.E.  
County Manager

Mr. Jason A. Williams  
Mojave, LLC  
P. O. Box 769  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-65C-03

Dear Mr. Williams:

The Board of Supervisors at its meeting on February 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 761-771-2932, described as follows:

Beginning at a point on the eastern line of Staples Mill Road and the southern line of Old Springfield Road thence along the southern line of Old Springfield Road N68°32'16"E 28.52'± to a point; thence along said road along a curve to the right with a radius of 2723.48', a distance of 537.48'; thence leaving said road S5°56'05"E 487.30' to a point; thence S59°24'30"W 420.74'± to a point on the eastern line of Staples Mill Road; thence along the eastern line of Staples Mill Road N27°29'46"W 202.57'± to a point; thence along said road N21°31'11"W 385.63' to a point; thence N8°17'31"W 87.51'± to the place and point of beginning, containing 6.692 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 10, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations**. All exposed foundations of each unit shall be of brick or stone. All front and side porches, stoops and steps shall be of brick or stone foundations.
2. **Chimneys**. Chimneys shall be constructed of brick, stone or of the same material as the dwelling. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the dwelling and shall be built on a foundation constructed of the same material as the dwelling foundation.
3. **Driveways**. All driveways shall be finished with either asphalt, concrete, or exposed aggregate or pavers.

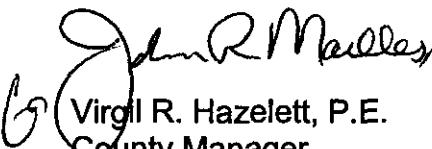
4. **House Size**. The minimum finished floor square footage of any one-story dwelling shall be two thousand (2,000) square feet. Two-story homes shall have a minimum finished floor area of twenty-five hundred (2,500) square feet.
5. **Utilities**. Except for junction boxes, meters, transmission mains, all utility lines shall be underground.
6. **Steps and Stoops**. Steps and stoops to the main entrance of the homes shall be of brick or stone.
7. **Fencing**. Along any side or rear property line abutting Staples Mill Road, no fencing shall exceed forty-two (42) inches in height unless constructed of finished masonry.
8. **Street Trees**. Each lot shall have planted on it a minimum of two 2'-3' caliper Zelkova or other tree approved at time of subdivision approval.
9. **Garages**. Eighty (80) percent of all garages shall be side or rear loading.
10. **Tree Preservation**. Best efforts shall be made to retain a buffer of no less than fifteen (15) feet of existing trees along Old Springfield Road during the design and construction phases of the development. Dead or diseased trees may be removed from the preservation areas.
11. **Access**. All lots shall be accessed from Staples Mill Road. No lots will be accessed from Old Springfield Road. There will be no more than one entrance off Staples Mill Road. No lot will have direct access to Staples Mill Road..
12. **Density**. There shall not be more than 2.0 units per acre.
13. **Curb and Gutter**. Any roll face curb and gutter shall have a three (3) foot section.
14. **Lot Width**. Lots shall have a minimum width of 85 feet as measured at the front building line.
15. **Building Materials**. No vinyl siding shall be used on any dwelling. Building materials shall consist of stone, brick, hardiplank, dryvit or an equal building material.
16. **Setbacks**. Dwellings adjacent to Staples Mill Road shall be setback a minimum of eighty (80) feet from the right-of-way.

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17. A berm shall be constructed adjacent to Staples Mill Road. A landscape plan for the berm shall be submitted to the Planning Office for review and approval.
18. **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 Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
Virgil R. Hazelett, P.E.  
County Manager

pc: Ms. Ida R. Jeter  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director of Research and Planning