

A-1 to R-3C
0.3170 Ac.

R-2AC to R-3C
0.0526 Ac.

A-1 REVILO

ZONING

SINGLE-FAMILY
RESIDENTIAL

Ref. 762-761-6559

C-7C-03

Brookland District



March 2003

0 400 Feet



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 20, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. Eric Walker
Sunstar Technologies
4191 Innslake Drive
Suite 215
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-7C-03

Dear Mr. Walker:

The Board of Supervisors at its meeting on May 13, 2003, granted your request to conditionally rezone property from A-1 Agricultural District and R-2AC One Family Residence District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 762-761-6559, and part of Parcel 766-762-1042, described as follows:

Parcel A

Commencing at the point of beginning, said point being the northwest corner of the intersection of Hungary Road and Vontay Drive (unimproved) thence, along the northern right-of-way of Hungary Road S88°02'52"W, a distance of 80.30' to a point, thence, N00°26'19"E, a distance of 143.85' to a point; thence, N87°56'01"E, a distance of 111.80' to a point on the western line of Vontay Drive; thence along the western line of Vontay Drive, S12°39'01"W, a distance of 148.75' to the point and place of beginning, containing 13812 S.F., more or less.

Parcel B

Commencing at the point of beginning; said point being at the northeast corner of Hungary Road and Vontay Drive (unimproved); thence, along the eastern line of Vontay Drive N12°39'01"E, a distance of 149.19' to a point; thence, S00°26'01"W, a distance of 145.47' to a point on the northern right-of-way of Hungary Road the beginning of a curve concave to the south having a radius of 1540' and a central angle of 1°10'28" and being subtended by a chord which bears S89°48'40"W 31.57' to a point; thence, westerly along said curve and the northern right-of-way of Hungary Road a distance of 31.57' to the point of beginning, containing 2294 S.F., more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 9, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

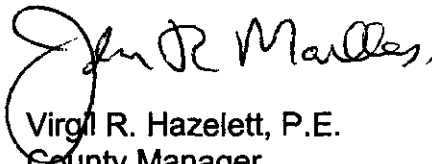
1. **DENSITY:** There will be a maximum of two (2) lots.

Mr. Eric Walker
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2. **HOME SIZE:** Homes constructed on this property shall have a minimum of 2000 square feet of finished floor area.
3. **ARCHITECTURAL TREATMENTS:** All homes shall have a brick foundation on all sides. All exterior siding materials shall be brick, stone or vinyl.
4. **CHIMNEYS:** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be the same material as the dwelling foundation.
5. **DRIVEWAYS:** All driveways shall be constructed of asphalt, concrete, or brick.
6. **LOT CLEARING:** The clearing of healthy trees measuring 6 or more inches in diameter on the lots shall be limited to areas required to accommodate the dwellings, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for the construction of a dwelling.
7. **GARAGES:** All homes shall have a minimum of a two-car side entry attached garage.
8. **FRONT PORCHES:** Front porches shall be either brick stoop design or utilize brick piers to support a "country" front porch design.
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 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,

67 
Virgil R. Hazelett, P.E.
County Manager

pc: Mr. F. Robert Loftis
Director, Real Estate Assessment
Conditional Zoning Index