



A-1 to R-3C  
7.72 Ac.



May 2005

### ZONING

Single Family Residential

Ref. 738-754-4849

# C-21C-05

Tuckahoe District

0 400 Feet





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

September 20, 2005

Youngblood Properties, LLC  
7309 Hanover Green Drive  
Mechanicsville, VA 23111

Re: Conditional Rezoning Case C-21C-05

Dear Sir:

The Board of Supervisors at its meeting on September 13, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 738-754-4849 and 738-753-1882, described as follows:

Beginning at a point on the south line of Church Road, said point being approximately 100'W of the intersection of Blandfield Street and Church Road; thence S22°9'37"W for a distance of 1,648.05' to a point; thence N67°50'23"W for a distance of 212.50' to a point, thence N22°9'37"E, for a distance of 1,527.48' to a point, said point being on the south line of Church Road; thence along a curve on the south line of Church Road with a radius of 987.93' for a distance of 244.95' to the point of beginning, containing 7.72 acres.

The Board of Supervisors accepted the following proffered conditions, dated September 13, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations.** The visible portions of the residence foundation shall be constructed of brick or stone. There will be no "stepping down" of vinyl siding along the foundation. Foundation plantings along the front elevations will be installed on all homes.
2. **Minimum House Size.** The minimum size for any house constructed on the Property shall be 2,350 square feet of finished floor area.

3. **Fireplace Chimneys.** All fireplace chimneys and gas vents shall be built on brick or stone foundations. No chimneys or gas vents shall be cantilevered.
4. **Underground Utilities.** All new utilities shall be placed underground.
5. **Access Restriction.** No direct access to Church Road from the lots abutting Church Road will be permitted.
6. **Landscape Buffer.** A twenty-five foot (25') transitional landscape buffer will be provided on any lot adjacent to Church Road. The existing trees within this buffer strip will be preserved or supplemented. No fencing will be allowed within the buffer strip except any that might be a part of an entrance feature at the entrance road at the Church Road intersection. This buffer strip will be a part of the lot, but the yard setback will not include the buffer strip.
7. **Site Plan.** The lots and roads shall be platted and developed generally as shown on the Site Plan (dated 06/22/05), unless otherwise requested by Applicant and approved by the Planning Commission.
8. **Garages.** A minimum of fifty percent of the homes will have a side or rear loading garage. All homes will have a minimum of a two car garage. For any home having a front loading garage, the garage will be set back a minimum of four feet (4') from the front of the house.
9. **Construction Materials.** All homes shall be constructed of either brick, stone, EIFS, vinyl, or fiber cement siding.
10. **Sidewalks.** Applicant will repair or replace as necessary the existing sidewalk along the south side of Church Road.
11. **Tree Protection Area Adjacent to Keswick Subdivision.** For those lots backing up to Keswick Subdivision, all trees with a caliper of five (5) inches or greater (except those which are naturally dead or diseased) within the rear 20 feet of the lot shall not be removed upon development of the lot by the Developer or the initial home builder, except where utility or drainage easements are required and except when engineering reasons require it. The Developer will provide a landscape plan for supplemental plantings in the 20 foot buffer as deemed appropriate by the Director of Planning. Such Plantings shall be installed prior to the issuance of a Certificate of Occupancy for such Lots.
12. **Additional Rear Yard Setback.** Rear building line setback shall be 55 feet on lots 4, 5 and 16.

13. **Disclosure.** During the sale process, the potential purchaser will be required to sign a form which fully discloses that this subdivision contains common area, which will require financial and personal responsibility, should the potential purchaser become an owner within the subdivision.
  
14. **Construction Hours.** No land clearing, road or water/sewer line construction, or any construction of the exterior shell of any building shall occur between the hours of 7:00 p.m. and 7:00 a.m., except in emergencies or when unusual circumstances require extending these specified hours in order to complete work such as concrete pours or utility connections. Signs, in both English and Spanish, stating the construction hours shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.

The Planning Department 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,



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

pc: Mr. John Fred Bruns  
Youngblood, Tyler & Associates, PC  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal, Director, Research and Planning

