



A-1 to R-2AC
4.16 Ac.



May 2005

ZONING

Single Family Residential

Ref. 778-768-4780

C-24C-05

Fairfield District

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 16, 2005

Mr. Pete Mazloom
Commonwealth Home Building Corp.
7801 W. Broad Street
Richmond, VA 23294

Re: Conditional Rezoning Case C-24C-05

Dear Mr. Mazloom:

The Board of Supervisors at its meeting on August 9, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 778-768-4780, described as follows:

Beginning at a point on the western line of Greenwood Road, said point being 192' from the north line of Greenwood Glen Road and the point of beginning; thence, (1) in a northwardly direction along the western side of Greenwood Road, N42°21'20"W 210.67' to a point; thence, (2) in an eastwardly direction N69°57'59"E 469.01' to a point; thence, (3) in a easterly direction N81°32'59"E 378' to a point; thence, (4) in a southwardly direction S11°57'1"E 211.56' to a point; thence, (5) in a westwardly direction S77°2'9"W 735.14' to the point of beginning, containing approximately 4.16 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 9, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Size of Single Family Dwellings:** The dwellings within the entire development shall have finished floor areas of no less than 2400 sf.
2. **Foundations:** The exterior portion of a building below the first floor elevation which is visible above grade shall be finished with brick or stone. All homes shall be constructed on a crawl space with brick or stone foundations on all exterior sides. Foundation plantings shall be provided.

3. **Fireplaces:** All chimneys shall be brick except on "dryvit" siding homes, on which the chimneys may be "dryvit". All direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundations. No cantilevered chimneys to be allowed.
4. The overall density of the units shall not exceed 2.4 units per acre.
5. **Restrictive Covenants/Homeowner's Association:** Prior to or concurrent with the recording of this subdivision, restrictive covenants describing development controls and maintenance of the Property shall be recorded in the Clerk's office of the Circuit Court of Henrico County. In addition, there shall be a Homeowner's Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots and common areas.
6. No lot developed on the property shall have a driveway providing direct vehicle access to Greenwood Road. In addition, any lot siding Greenwood Road shall have a side yard setback of 25 feet along Greenwood Road.
7. **Garages:** Each house shall have a minimum of a one-car garage. At least 50% of the houses will have a two-car garage. At least 30% of the houses will have side or rear loaded garages. All front loaded garages shall be recessed behind the front of the home by at least five (5) feet.
8. **No cantilevering:** There shall be no cantilevered features including, but not limited to, bay windows, closets and chimneys.
9. **Trees:** In front of each lot, a minimum of two (2) trees with a minimum caliper of 2 1/2 inches shall be retained or planted prior to the issuance of the final certificate of occupancy. In addition, on a corner lot, in the side yard facing the street a minimum of two (2) trees with a minimum of 2 1/2 inches shall be planted prior to the issuance of the final certificate of occupancy.
10. There shall be no stem shaped lots.
11. **Curb and gutter:** Curb and gutter shall be used on all streets and shall be designed to meet the current County standard for either "roll top" curb and gutter which shall measure not less than three (3) feet from the edge of pavement to back of curb, or six (6) inch standard curb and gutter.
12. **Exterior Materials:** At least thirty-three percent (33%) of all dwellings (including any attached garages) on the property shall have at least thirty percent (30%) of their front exposed exterior walls (above finished grade) constructed of brick,

stone, concrete board or E.I.F.S. unless different architectural treatment and/or materials are specifically requested and approved by the Director of Planning with respect to the exposed portion of said wall. Various design elements such as quoin treatment, soldier courses of brick, keystones, capstones, ornamental windows, dormers, pediments, shutters, columns, and variations in the front facades with projections such as bays, porches, stoops, and gables may be incorporated to provide a variety of distinctive homes. No two design styles shall be adjacent to one another. All side facades shall contain at least two windows.

13. All driveways will be paved with concrete or asphalt.
14. Developer agrees to re-align Old Greenwood Road where it connects to Greenwood Road just north of the subject property. The work shall be limited to within 50 feet of Greenwood Road and within the existing right of way as shown on Exhibit A (see case file). These improvements are subject to Department of Public Works approval during the plan approval process.

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. Robert & Mrs. Kathleen McCormack
Mr. G. Stuart Grattan
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning