



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 18, 2005

Ahmad Nessar, et als
11244 Prescott Place
Glen Allen, VA 23059

Re: Conditional Rezoning Case C-54C-05

Dear Sir:

The Board of Supervisors at its meeting on October 11, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 743-773-5025 as follows:

Beginning at a point lying on the western line of Shady Grove Road, said point also lying 457 feet, more or less, north of the north line of Old Millrace Terrace Extended; thence from said point of beginning N 55°59'11" W 382.89 feet to a point, which point is also the southeastern corner of Lot 8, Block A, Section 2 of Millrace Subdivision; thence along the rear line of Lot 8 and Lot 9, N 20°59'49" E 220.00 feet to a point; thence S 52°34'00" E 337.30 feet to a point lying on the western line of Shady Grove Road; thence along the western line of Shady Grove Road along a curve to the left having a radius of 400.00 feet for an arc distance of 94.81 feet; said curve also having a chord bearing of S 11° 36'09" W and a chord distance of 94.59 feet to a point; thence S 04°48'44" W 122.33 feet to the point and place of beginning. Said property containing 1.651 acres and lying and being in the Three Chopt District, Henrico County, Virginia.

The Board of Supervisors accepted the following proffered conditions, dated October 11, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Size:** Each single-family residence shall have a minimum of 3,000 square feet of finished floor area. Such square footage shall be provided exclusive of garages and porches.

2. **Garages:** Both garages shall have side or rear entrances and be at least two-car garages. No front entrance garages shall be allowed.
3. **Architectural Design:** There shall be no cantilevered windows or chimneys. The overall architectural features shall be substantially similar and substantially conforming to the attached photographs.
4. **Foundations and Chimneys:** Both homes will be built on a crawl space or basement. The exposed exterior walls below the first floor level will have a primary finish of brick, stone, or EIFS, This will apply to future conversions or additions that are enclosed and intended for year-round use. Chimneys will be constructed on similar materials.
5. **Bay Windows:** Bay windows will be placed on foundations.
6. **Underground Utilities:** All utilities shall be installed underground.
7. **Public Utilities:** Both dwellings shall be served by public water and sewer.
8. **Front Setbacks:** The front setback of each dwelling shall be at least 75 feet from the ultimate right-of-way of Shady Grove Road as determined by the Director of Public Works.
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 other proffers or the unaffected part of any such proffers.
10. **Tree Lined Street:** Trees shall be planted along the street line averaging in excess of two per lot.
11. **Architectural Materials:** Exterior finishes will be combinations of some of these materials; Brick, stone, Hardiplank or vinyl siding, wood or metal covered trim, or a stucco like material. The front exterior finishes of both dwellings shall be at least 90% brick or stone.
12. **Sidewalks:** Prior to recordation of the second lot, the applicant shall deposit with the County funds in an amount to be determined by the Director of Public Works, to be used by the County to construct sidewalks along the ultimate right of way of Shady Grove Road. The funds shall cover the cost to provide sidewalks along the subject property frontage and to install to County's construction standards.
13. **Trees:** Majority of the existing trees will be saved. Two trees will be planted for every tree removed.

Ahmad Nessar et als
October 18, 2005
Page 3

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,



Virgil R. Hazelett, P.E.
County Manager

pc: Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County
Schools