

A-1 to R-3C
0.96 Ac.

C-3C-06
Zoning
 Single Family Residential
 Fairfield District
 400
 PS November 2005 Ref: 777-764-7772



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 21, 2006

Atack-Walker Construction, LLC
c/o Eric Walker
4191 Innslake Drive, Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-3C-06

Dear Mr. Walker:

The Board of Supervisors at its meeting on March 14, 2006, granted your request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 777-764-7772, described as follows:

Beginning at a point on the west line of Mountain Road, said point being 1674± north of the intersection of the west line of Mountain Road and the north line of Nicewood Road extended; thence, leaving the said west line of Mountain Road, S 71°53'00" W, 508.11' to a point; thence, N 15°49'00" W, 82' to a point; thence N 71°53'00" E, 508.27' to a point on the west line of Mountain Road; thence along the said west line of Mountain Road S 15°42'18" E, 82' to the point of beginning, containing 0.956 acre.

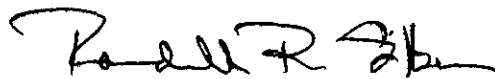
The Board of Supervisors accepted the following proffered conditions, dated February 22, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Finished Floor Size.** Any dwelling constructed on the property shall have a minimum of 2000 square feet of finished floor area.
2. **Foundation.** The exposed exterior walls of the foundation shall be constructed of brick or stone.
3. **Exterior Materials.** Any dwelling constructed on the property shall be constructed of brick, stone or vinyl.
4. **Fireplace.** The exposed foundation of the fireplace shall be constructed of the same materials as the foundation.
5. **Garage.** Any dwelling constructed on this property shall have a two-car garage.

6. **Steps and Stoop.** The steps and stoop at the front of the dwelling shall be constructed of the same materials as the foundation.
7. **Driveway.** The driveway of the dwelling constructed on the property shall be finished with concrete, exposed aggregate or asphalt.
8. **Crawlspace.** Any dwelling constructed on the property shall be constructed with a crawlspace foundation.
9. **Sidewalk.** A sidewalk shall be installed along Mountain Road from the northern property line to the southern property line. The sidewalk shall be constructed of concrete and will be a uniform width of Four (4) feet.
10. **Right of Way Dedication.** The owner shall dedicate to Henrico County the right of way needed for the ultimate right-of-way along Mountain Road from the northern property line to the southern property line, not to exceed Three (3) feet in width. Should the dedicated property not be used for the widening of Mountain Road within Thirty (30) years of the date of the dedication, title to the dedicated property shall revert to the owner or its successors in interest.
11. **Landscaping Strip.** A landscaping strip will be provided adjacent to the ultimate right-of-way line of Mountain Road from the northern property line to the southern property line. This landscaping strip shall consist of Five (5) large evergreens with an ultimate height of Fifty (50) feet.
12. **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 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: Thomas Kenney
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research & Planning, Henrico County Schools