

A-1 to R-3C  
4.717 Ac.

**C-16C-12**  
**Zoning**  
 Single-Family Residential  
 Three Chopt District  
 400 Feet  
 PS April 2012 Ref: 738-755-8984



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

July 17, 2012

CHD2, LLC  
c/o Mr. Christopher H. Daly  
9600 River Road  
Richmond, VA 23229

Re: Rezoning Case C-16C-12

Dear Mr. Daly:

The Board of Supervisors, at its meeting on July 10, 2012, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 738-755-8984 containing 4.717 acres located at the southwest intersection of Old Pump Road and Thaddeus Drive, described as follows:

Beginning at a point located on the west line of Old Pump Road, said point being 22.52' south from the south line extended of Thaddeus Drive; thence continuing along the west line of Old Pump Road along a curve to the left with a delta of  $00^{\circ}42'53''$ , a radius of 17,220.75', and a length of 214.82' to a point; thence leaving the west line of Old Pump Road S  $67^{\circ}14'43''$  W, a distance of 619.15' to a point; thence S  $66^{\circ}44'20''$  W, a distance of 202.97' to a point; thence N  $23^{\circ}02'12''$  W, a distance of 101.26' to a point; thence N  $22^{\circ}42'31''$  W, a distance of 160.52' to a point; thence N  $66^{\circ}57'32''$  E, a distance of 168.41' to a point; thence N  $67^{\circ}12'30''$  E, a distance of 167.68' to a point; thence N  $67^{\circ}05'00''$  E, a distance of 120.20' to a point; thence S  $22^{\circ}52'47''$  E, a distance of 24.73' to a point located on the south line of Thaddeus Drive; thence continuing along the south line of Thaddeus Drive N  $67^{\circ}07'13''$  E, a distance of 342.08' to a point; thence S  $68^{\circ}27'49''$  E, a distance of 32.17' to a point and place of Beginning, containing 4.717 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated July 9, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Only the following uses shall be permitted on the subject property:

1. Minimum Finished Floor Area: Two story homes shall have a minimum of 1800 square feet of finished floor area and one story homes shall have a minimum of 1700 square feet finished. There shall be no more than three one story homes constructed on the property.
2. Foundations and Chimneys: All new houses shall be constructed on crawl space foundations, except for garages and basements. The exterior portions of all residential dwelling foundations below the first floor level which are visible above grade shall be brick or stone. Any dwelling with a fireplace other than direct vent gas fireplaces or appliances will have masonry chimneys faced with brick or stone similar

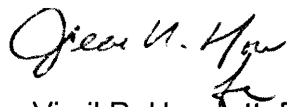
to the foundation. Front stoops and steps shall be constructed of material to match the foundations.

3. Garages: Each residential unit on the property shall be constructed with at least a one (1) car garage. Front loaded garages shall be recessed beyond the front line of the dwelling a minimum of two (2) feet.
4. Cantilevering: There shall be no cantilevered chimneys, direct vent gas fireplaces, closets or bay windows.
5. Driveways: All new driveways shall be constructed of either cobblestone, brick, pre-cast pavers, concrete, exposed aggregate or other similar materials approved by the Director of Planning.
6. Fences: No chain link fences shall be permitted on the property.
7. Construction Hours: The hours of exterior construction activities, including operation of bulldozers and other earth moving equipment, shall be between 7:00 AM - 7:00 PM Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Construction signs shall be posted in English and Spanish and state the hours of construction.
8. Severance: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or part shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
9. There shall be at least one window included in each side elevation of the houses.
10. Exterior Building Materials: All new houses shall be constructed with brick, stone, cultured stone, EIFS, cementitious siding (e.g. hardiplank or equivalent), or a combination of the foregoing. Fiberboard and vinyl siding are not permitted.
11. Underground Utilities: All proposed utilities except for junction boxes and meters shall be placed underground, unless technical or environmental reasons require otherwise.
12. Density: The number of building lots on the Property shall not exceed eleven (11).

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.

CHD2, LLC  
July 17, 2012  
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Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett". The signature is written in a cursive style with a large initial "V".

Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Neil P. Farmer  
Research and Planning, Henrico County Public Schools  
Director, Real Estate Assessment  
Conditional Zoning Index