

A-1 to R-3C
2.425 Ac.

REZ2015-00033

Zoning

Single-Family Residential

Three Chopt District

400 Feet

PS October 2015 Ref: 745-754-2348



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

February 2, 2016

Farmbrown, LLC
Attn: Mr. William Browning
7 Shadow Lane
Henrico, VA 23229

Re: Rezoning Case REZ2015-00033

Dear Mr. Browning:

The Board of Supervisors at its meeting on January 26, 2016, granted your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) Parcel 745-754-2348 containing 2.425 acres located at the northeast intersection of Kennedy and Stonemill Roads, described as follows:

Beginning at a point at the north east intersection of Kennedy Road and Stonemill Road; thence continuing along the east line of Kennedy Road along a curve to the right with a delta angle of 46°00'43", a radius of 25.00', an arch length of 20.08', a chord length of 19.54', with a chord bearing of N 11°11'40" W; thence continuing along the east line of Kennedy Road N 11°44'38" E, a distance of 222.34' to a point; thence leaving the east line of Kennedy Road S 89°48'03" E, a distance of 412.56' to a point; thence S 12°04'51" W, a distance of 283.02' to a point on the north line Stonemill Road; thence continuing along the north line of Stonemill Road N 84°01'26" W, a distance of 396.95' to the point and place of beginning containing 2.425 acres of land.

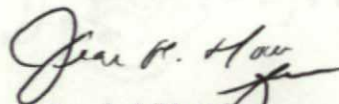
The Board of Supervisors accepted the following proffered conditions, dated December 8, 2015, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Finished Floor Area.** Two-story homes shall have a minimum of 2200 square feet of finished floor area and one-story homes shall have a minimum of 2000 square feet finished.
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 one (1) foot).

4. **Windows.** There shall be at least one window included in each side elevation of the houses.
5. **Exterior Building Materials.** All new houses shall be constructed of brick, stone, cultured stone, cementitious siding (e.g. hardiplank or equivalent), or a combination of the foregoing. Fiberboard and vinyl siding are not permitted.
6. **Cantilevering.** There shall be no cantilevered chimneys, direct vent gas fireplaces, closets, or bay windows.
7. **Driveways.** All new driveways shall be constructed of either cobblestone, asphalt, brick, pre-cast pavers, concrete, exposed aggregate or other similar materials as approved by the Director of Planning.
8. **Fences.** No chain link fences shall be permitted on the property.
9. **Construction Hours.** The hours of exterior construction activities, including the operation of earth moving equipment, shall be between 7:00 a.m. – 7:00 p.m. Monday through Friday, 9:00 a.m. – 7:00 p.m. Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such concrete pours or utility connections. Construction signs shall be posted in English and Spanish and state the hours of construction.
10. **Underground Utilities.** All proposed utilities except for junction boxes and meters shall be placed underground, unless technical or environmental reasons require otherwise.
11. **Severance.** The inability to enforce, 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.

Sincerely,



John A. Vithoulkas
County Manager

pc: William Browning Youngblood, Tyler
Sandra Gail Wright
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools