

SUBJECT PROPERTY

REZ2017-00018

Zoning

Amend Proffered Conditions
Brookland District



PS May 2017

Ref: 758-765-9161

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



John A. Vithoukias
County Manager

August 15, 2017

Welford Properties, LLC
540 Three Chopt Road
Manakin-Sabot, VA 23103

NVR, Inc.
7501 Boulder View Drive, Suite 450
North Chesterfield, VA 23225

Re: Rezoning Case REZ2017-00018

Dear Sirs:

The Board of Supervisors, at its meeting on August 8, 2017, approved your request to amend proffers accepted with Rezoning case REZ2015-00011 on Parcels 758-764-7897, 758-765-5810, -6018, -6125, -6333, -6541, -6649, -6857, -7915, -8006, -8229, -8437, -8545, -8952, -9527, -9735, -9842, 759-764-0691, -0999, -2288, -2496, 759-765-1108, -1423, -1532, -1639, -1847, -2055, -2921, -3028, -3236, -3444, -3651 containing 9.2 acres located at the southwest intersection of Nuckols and Francistown Roads.

The Board of Supervisors accepted the following proffered conditions, dated, May 23, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

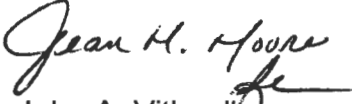
All previous proffers were approved under REZ2015-00011 and will remain in full effect with the only change as follows:

9. **Garages.** Fifty percent (50%) of the homes on the property shall be constructed with a two (2) car garage which shall have a minimum interior width of twenty-four (24) feet and a minimum interior depth of twenty (20) feet, exclusive of any interior stairs or built-in mechanical equipment. Fifty percent (50%) homes on the property shall be constructed with a two (2) car garage which shall have a minimum interior width of twenty (20) feet and a minimum interior depth of nineteen (19) feet, exclusive of any interior stairs or built-in mechanical equipment. Fifty percent (50%) of all homes shall have a side or rear loaded garage. Each garage shall be constructed with the same exterior brick, stone, siding, and roofing materials as the home on the same parcel.

Welford Properties, LLC and NVR, Inc.
August 15, 2017
Page 2

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: Mr. Dan Caskie
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools