

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



John A. Vithoukas  
County Manager

July 18, 2023

Amir Golgari  
10206 Rounding Run  
Richmond, VA 23238

Re: Rezoning Case REZ2023-00019

Dear Mr. Golgari:

The Board of Supervisors at its meeting on July 11, 2023, approved your request to conditionally rezone from B-1 Business District to R-2AC One-Family Residence District (Conditional) Parcel 779-766-9342 containing 0.445 acres located on the west line of Greenwood Road approximately 30' north of its intersection with Francis Road, described as follows:

A lot of 0.445 acre of ground on the west side of the graded or Greenwood Road beginning at a post on the west side (erroneously cited as the east side in deed recorded in deed book 3923, page 1215) of the graded or Greenwood Road 269.37 feet to the north line of highway Route 295 and running thence along the line of now or formerly Yarbrough north 85.45 degrees west 183.42 feet to a stake at the rear of said lot; thence north 37.18 degrees west 107 feet to a stake; thence south 83.5 degrees east 227.79 feet to a stake on the west line of the graded or Greenwood Road; thence southwardly 98.34 feet, with radius of 1607.02 feet, along the western line of the graded or Greenwood Road to the point of beginning. As surveyed by Jeffrey K. Floyd, land surveyor No. 001905 on June 28, 2022. Less and except that property conveyed to the Board of County Supervisors of Henrico County by order in condemnation proceedings, dated March 10, 1952, recorded March 13, 1952, in the Clerk's Office, Circuit Court, Henrico County, Virginia in Deed Book 590, page 503. Less and except that property conveyed to the County of Henrico by deed and easement agreement dated October 18, 2000, recorded November 2, 2000 in the aforesaid Clerk's Office in Deed Book 3044, page 606.

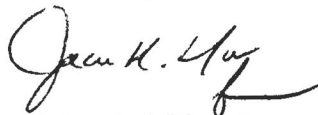
The Board of Supervisors accepted the following proffered conditions, dated May 30, 2023, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Density:** There shall be no more than 1 unit.
2. **Minimum Finished Area:** All homes shall be a minimum of 1,000 square feet.

3. **Cantilevering:** No home shall have cantilevered treatments except for bay windows.
4. **Driveways:** All driveways shall be aggregate or paved with asphalt, concrete, pre-cast pavers, or other similar materials approved by the Director of Planning.
5. **Underground Utilities:** Except for junction boxes, meters, pedestal transformers and existing overhead utility lines, utilities connections will be underground unless otherwise required due to environmental or extenuating factors.
6. **Materials:** The exterior wall surface of all homes on the property (with the exceptions of foundations, trim, and architectural treatments) shall be constructed of brick, stone, hardiplank or vinyl covering.
7. **Hours of Construction:** During the construction of the development on the property, the hours of exterior construction shall be limited to 7am to 7pm, Monday through Friday, and 8am to 5pm on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete such work as concrete pours or utility connections. Exceptions shall require the approval of the director of planning.
8. **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.

Sincerely,



John A. Vithoukas  
County Manager

pc: NMA Education Trust  
Director, Real Estate Assessment  
Henrico County Public Schools