


Proffer Statement

The owner of the parcels located at 3307 and 3311 Cutshaw Avenue, having tax identification numbers of W0001523015 and W0001523017 (the "Property"), pursuant to Virginia Code (1950, as amended) for itself, its successors and assigns, voluntarily proffers in connection with the rezoning, the following conditions:

1. Density. Each parcel shall contain a maximum of 6 units comprised of an existing four (4) unit multifamily dwelling and one (1) newly constructed two-unit multi-family dwelling.
2. Building Material. Every main building hereinafter constructed on the Property shall have exposed exterior walls (above grade and exclusive of trim) of brick, brick veneer, cementitious siding, stucco, synthetic stucco (E.I.F.S), or a combination of the foregoing unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, by the Director of Planning at the time of Plan of Development review. Further, any main building façade facing the alley frontage shall have exposed exterior walls (above grade and exclusive of trim) of brick or brick veneer.
3. Screening of Parking and Refuse Areas. Parking areas and areas used for the deposit and collection of trash or refuse shall be located and screened with opaque structural fencing not less than four (4) feet in height substantially as shown on the attached site plan entitled "3305 – 3311 Cutshaw Ave, Richmond VA, 23230", prepared by Ratio, PC and dated April 29, 2020.
4. Porches and Patios. An exterior unenclosed porch or patio not less than sixty (60) square feet in area shall be provided for the use of each dwelling unit hereinafter constructed.

Museum District, LLC

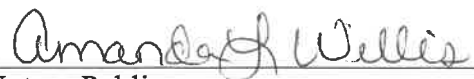
By:

  
LENNOX B. TURNBULL, Principal

COMMONWEALTH OF VIRGINIA  
CITY OF RICHMOND, to-wit:

The foregoing was acknowledged before me the 14<sup>th</sup> day of May, 2020, by Birck Turnbull, as the Principal of Museum District, LLC a Virginia limited liability corporation, on behalf of the corporation.

My commission expires: 08/30/2023.

  
Notary Public  
Notary Reg No. 7750568

[Notary Stamp]

