



COUNTY OF HENRICO PLANNING OFFICE

C-22C-86



28-A1-19.49
VARINA DISTRICT
JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

ALSO SEE
C-30-80

W. F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-22C-86

~~SEE C-30-84 -~~

"MIDVIEW WOODS"

Midview Woods, Inc.
4796 Finlay Street
Richmond, Va. 23231

Gentlemen:

The Board of Supervisors at its meeting on May 14, granted your request to amend the proffered conditions accepted with Conditional Rezoning Case C-3C-84 on April 11, 1984.

The following additional proffered conditions were accepted by the Board of Supervisors and further regulate the use of your property in addition to the previously accepted proffered conditions and all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

- 2. All dwelling houses will have a minimum of 1,600 square feet, except for a minimum of 1,200 square feet in rancher type dwellings.
- 7. Not more than twenty five (25%) of the dwelling houses for a ranch style house will have a minimum of 1,200 square feet. No said dwellings will be adjacent to one another.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the additional proffered conditions in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia
W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index



PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Handwritten Signature] *C-3C-90*
Signature of Owner or Applicant* December 1, 1989
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

The proffered conditions accepted with Cases C-3C-84 and C-22C-86 shall be amended, and reordained as follows:

1. There shall be no exposed block foundations of any dwellings located within the subdivision.
2. All dwellings will have a minimum of 1,600 square feet, except for a minimum of 1,200 square feet in rancher type dwellings.
3. All dwellings will have public water and sewer connected at developer's expense.
4. Should internal development of the property result in home sites facing away from Midview Road, there will be a thirty foot buffer area along the western boundary of the said property consisting of existing vegetation, of which no trees growing four inches in diameter will be cut unless necessary for water/sewer/road connections.
5. Trees eight inches or greater in diameter will be left in their natural condition by the developers unless necessary for construction and/or utility easements. The purpose of this condition is to allow the rustic and wooded condition of the property to remain in as close to the present state as possible.
6. Not more than twenty five (25%) of the dwellings shall be for a ranch style house, which houses will have a minimum of 1,200 square feet. No said dwellings will be adjacent to one another.

NEO SEE

*C-3C-90
P282*

ACCEPTED BY THE
BOARD OF SUPERVISORS
FEB. 14, 1990

PLANNING OFFICE