



COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RES.

C-87C-88



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PT. 10-BI-11,18
VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

see letter attached.

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

September 20, 1988

Re: Conditional Rezoning Case C-87C-88

Darbytown Associates, Inc.
5001 W. Broad Street
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on September 14, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence and C-1C Conservation Districts (Conditional), property described as follows:

Part of Parcels 10-B1-11 and 18:

Parcel - A - C-1:

Beginning at a point 100' southwest of the northeastern corner with Pierce thence S. 78° 26' 45" W., 151'; thence along a creek in a southwesterly direction for approximately 130' to a point; thence N. 4° 00' 40" W., 574' to a point; thence N. 84° 11' 00" E., 21.51' to a pipe; thence N. 2° 31' 27" W., 598.34' to a point; thence N. 88° 43' 00" E., 24.27' to the intersection of the western R/W of Bickerstaff Road; thence along said R/W in a southeasterly direction, 262.07' to a point; thence S. 5° 04' 30" E., 962.11' to the point of beginning, containing approximately 6.19 acres.

Parcel B - R-3AC:

Beginning at a point on the western R/W line of Bickerstaff Road at its intersection with the southern property line; thence S. 79° 26' 21" W., 440.71' to a stone; thence S. 79° 33' 54" W., 520.38'; thence N. 18° 38' 05" W., 427.92' to a rod; thence N. 23° 21' 42" W., 299.98' to a rod; thence S. 78° 26' 45" W., 100'; thence N. 5° 04' 30" W., 962.11' to the western R/W of Bickerstaff Road; thence along said R/W in a southeasterly direction approximately 2,040' to the point of beginning, containing approximately 18.56 acres.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

- cc: Clerk, Board of Supervisors
- Supervisor, Real Estate Assessment
- ✓ Conditional Zoning Index
- Mr. Robert N. Johnson

(804) 672-4206 PARHAM & HUNGARY SPRING ROADS / P. O. BOX 27032 / RICHMOND, VIRGINIA 23273

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

April 12, 1990

ANGELA H. MOORE, AICP
DIRECTOR OF PLANNING
(804) 672-4602

Re: Almond Creek Subdivision
Sections 1 ~~2~~, C-88C-88,
Proffered Condition B-6

and. SECTIONS 2 & 3, C-87C-88
Proffered condition #4

Allen D. Webb
1-25-91

Mr. Robert J. Martinko, Pres.
Richmond Homes, Inc.
1220 West Cary Street
Richmond, Virginia 23220

Dear Mr. Martinko:

After review of your March 29 letter, the proffered conditions accepted with rezoning case C-88C-88 and the record of the Planning Commission hearing of that rezoning request, I have concluded that your proposal to use stucco on the sides and rear of the homes in Almond Creek Subdivision meets the technical requirements of the proffer. I cannot be convinced however, that approval would have been given for that option if it had been called to the attention of the public decision makers at that time. Accordingly, I would encourage you to use your best efforts to upgrade them to brick veneer for their entire circumference.

I am instructing our technicians to expedite our approval of your permits and trust you will receive them very soon. Copies of this letter are being placed in the appropriate files for convenience of reference by others in the hope that future delays can be avoided.

Sincerely,



Allen D. Webb, CLA
Principal Planner

cc: C-88C-88
Conditional Zoning Index
Planning Inspector
Subdivision Files

Almond Creek
Sec. 2+3+4

AMENDED AND RE-STATED PROFFERS
CASE C-87C-88
(West of Bickerstaff Road)
August 3, 1988

C-87C-88
p-102

1. Any dwelling unit constructed within the area described by the metes and bounds shown in attachment R-4 west shall meet all the requirements of the R-3-A zoning district except that a minimum finished floor area of ¹⁵⁰⁰ ~~1400~~ SF shall be required, except that one story dwellings shall have a minimum of 1200 SF. No more than 25% of the dwellings in any section shall be one-story. All lots shall contain a minimum of 10,500 SF.

2. No new drainage outfall shall be constructed within 100' of the northern boundary of the property located at 6100 Oakvale Road (Tax map parcel 10-B1-46), UNLESS REQUIRED BY COUNTY.

3. No dwelling unit shall be constructed within 135' of the existing dwelling on the property known as 6100 Oakvale Road (Tax map parcel 10-B1-46).

4. All dwelling units and any accessory buildings shall be constructed of conventional brick, masonry, stone, wood or composite materials generally used in home building. A mixture of these materials is permissible; however, any cinder block ~~structures~~ ^{SHALL NOT BE EXPOSED} shall receive a stucco or parging treatment on the exterior including any exposed foundations.

5. No use shall be permitted within the R3-A area other than principal and accessory uses permitted without a special exception.

6. The developer shall be required to submit separate plans of development or plans for conditional approval for each section of a proposed subdivision.

ACCEPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 14, 1988.

8/11/88

Requires
brick
foundations
see case 11688
plan commission
minutes p25
awlt
3-27-80

0-870-88
P2152

7. No road, roadway (including any cul-de-sac) shall be designed or constructed within 50' of the eastern property line of the property known as No. 6100 Oakvale (Tax map parcel 10-B1-46) except that the centerline of proposed Oakland Road may intersect this eastern boundary within 50' of the southern boundary, unless a different location is determined to be in the best interest of the County by a governmental body.

8. Within the area zoned C-1, no building may be constructed, however utilities may be placed in the area.

[Faint handwritten signature]

ACCEPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 14, 1988.