

R-3AC

A-1
ROAD

SUNRISE

DRIVE

St. MARC LANE

A-1



A-1

R-4C

PRESTON

MARNELAN PLACE

MARNELAN DR.

COVENTRY

WILLPAGE PLACE

A-1

AMEND PROFFERED
CONDITIONS

A-1

CLARY

CHURCH

ROAD

R-3AC

ROAD

A-1

RIDGE

LONDON DRIVE (Private)

R-3AC

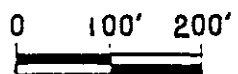
COUNTY OF HENRICO PLANNING OFFICE

PT. 70-B2-12

AMENDMENT OF PROF. COND.

TUCKAHOE DISTRICT

C-80C-90



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

January 15, 1991

Re: Conditional Rezoning Case C-80C-90

Messrs. Marc Axel and Neil P. Farmer
Church Road Associates
P. O. Box 31355
Richmond, Virginia 23294

Gentlemen:

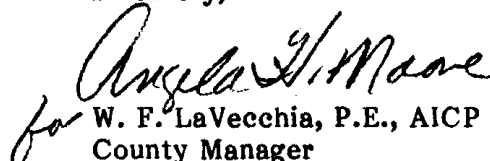
The Board of Supervisors at its meeting on January 9, granted your request to amend proffered conditions on Conditional Rezoning Case C-24C-87, being part of Parcel 70-B2-12, Lot 8, Block A, Section 1, Coventry Subdivision..

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

1. One story homes shall have a minimum of 1150 square feet of finished floor area.
2. Two story homes shall have a minimum of 1700 square feet of finished floor area.
3. The visible portions of exterior residence foundations shall be of brick.
4. To the greatest feasible extent, the clearing of trees on lots shall be limited to that required to accommodate the dwelling and its normal and customary accessories and those limited area required to permit utility services.
5. No more than seventy (70) residential lots shall be developed on the property.
6. No lots shall have access directly onto Church Road.
7. Along the entire boundary line of the property adjoining Parcel 70-B2-38 and Parcel 70-B2-33 and for a width of ten (10) feet from such boundary line, no trees and vegetation shall be removed during the development of the property into lots and the construction of homes thereon, with the exception of any trees or vegetation required to be removed for the installation of easements or as required by any governmental authority. A restrictive covenant shall be placed on such property affected by this provision requiring the subsequent owners of such lots to not destroy such trees or vegetation in such ten (10) foot wide area, with those restrictive covenants running with the land for a period of fifteen (15) years and being enforceable by the owners of Parcels 70-B2-38 and 70-B2-33.

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 condition in the Conditional Zoning Index.

Sincerely,


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

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