

A-1 To R-4C  
4.429 Ac.

Spring Lake  
Country Club

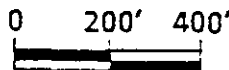
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

99-B2-21

C-2C-91

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

February 20, 1991

Re: Conditional Rezoning Case C-2C-91

Hale Development Corp.  
1600 Mountain Road, #A  
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on February 13, granted your request to conditionally rezone from A-1 Agricultural to R-4C One Family Residence District (Conditional), property described as follows:

Parcel 99-B2-21:

Beginning at a point on the E. line of Mountain Road approximately 1120' from the S. line of Francis Road; thence N. 65° E., 435.69'; thence N. 25° W., 100'; thence N. 65° E., 458'; thence S. 24° 30' E., 259.6'; thence S. 65° W., 904.2'; thence N. 22° W., 164' to the point of beginning, containing 4.429 acres.

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

1. The exterior portion of the housing foundation of all dwellings should be brick.
2. All homes constructed on the property will be of traditional architectural design similar to that which exists in Summerfield Subdivision.
3. No individual residential lot shall have direct access to or from Mountain Road.
4. Any residential dwelling constructed on the property shall have a minimum of 1,300 square feet (cape cod style) and 1,400 square feet (2 story style) of livable floor area, as defined in Section 22-94(u) of the Henrico Zoning Ordinance.
5. The Applicant/Owner agrees to dedicate any right of way along Mountain Road as required by Henrico County.
6. Fireplaces shall have masonry chimneys with brick exteriors.

*see attached  
restrictions  
for subdivision  
per AH  
8-20-92*

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Henry L. Wilton

Rec'd by Angela Hager 8/26/92

Susan Adda  
note to the C-2-91  
preffer sheet in  
white book  
regarding Ranch  
style. Also see  
Fred Overman's

SUMMERFIELD, SECTION III

DECLARATION OF RESTRICTIONS

WHEREAS, Wilton Development Corp., a Virginia Corporation, and Vantage Corp., a Virginia Corporation are owners of all those certain lots in Summerfield, Section III, Henrico County, Virginia, as shown on plat made by KOONTZ, FARIS, & BRYANT, dated May 19, 1992 and recorded August 11, 1992 in Plat Book 95, Pages 53, Clerk's Office Circuit Court, Henrico County.

1. All lots shall be used for residential purposes only, and there shall not be erected on any one lot, as such is prescribed and designated on said plat, more than one detached single family dwelling house, and a private garage and other outbuildings incidental to residential use. Any residential dwelling constructed in the ranch style on the property shall have a minimum of 1050 square feet of livable floor area, as defined in Section 22-94(i) of the Henrico Zoning Ordinance.

2. No building shall be located on any lot nearer to any street to a side line that is permitted under the applicable local zoning ordinance in effect at the time such building is constructed. No solid fences shall be erected and no fences shall be permitted to project closer to the front street line, than the line of the rear main wall of the dwelling.

3. No fowl, swine, goats, cattle, horses, ponies, or mules shall be allowed or kept on the property and no dog or cat kennels, rabbit hutches, or pigeon lots, temporary or permanent, shall be erected.

4. No basement, tent, shack, gargage, barn or other outbuilding shall be erected for use as a temporary residence on this property and no trailer can be placed on this property as a temporary or permanent residence.

5. No noxious or offensive trade or activity shall be carried upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or injure the value of the neighboring property.

6. Easements are reserved as shown on the recorded plat.

7. Enforcement of these restrictions to either restrain violation or recover damages shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenants herein.