

December 15, 1992

Re: Conditional Rezoning Case C-44C-92

Mr. J. T. Ferguson
James River Lumber Co., Inc.
1831 W. Broad Street
Richmond, Va 23233

Dear Mr. Ferguson:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence District (Conditional), Parcel 28-A1-44, described as follows:

Beginning at a point on the western line of North Midview Road 1213' +- south of its intersection with the southern line of Bickerstaff Road; thence running in a southerly direction along the western line of North Midview Road S. 4° 51' 45" W., 332.98' to a point; thence continuing along the western line of North Midview Road S. 17° 00' 00" W., 1846.79' to a point; thence running back in a westerly direction from North Midview Road S. 83° 33' 22" W., 760.28' to a point; thence N. 17° 03' 08" W., 1294.50' to a point; thence N. 29° 16' 08" W., 19.00' to a point; thence N. 83° 43' 52" E., 263.00' to a point; thence N. 4° 22' 15" W., 795.00' to a point; thence N. 85° 55' 39" E., 1515.53' to a point in the western line of North Midview Road, the point and place of beginning, containing 59.5 +- 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 portions of the foundations of any dwelling constructed on the property shall be of brick or stone.
2. All two story homes shall have Colonial style architecture with all ranchers to be of a traditional architectural design.
3. The aggregate density shall not exceed 3.0 lots per acre or a total of no more than 177 lots.
4. Development of this project shall be phased as to the number of occupancy permits which will be requested. No more than 75 certificates of occupancy shall be requested prior to December 31, 1994. The remainder shall not be affected by any phasing.
5. The developer shall dedicate any additional right-of-way for Midview Road as deemed necessary by Henrico County at the time of subdivision approval.

Mr. J. T. Ferguson
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6. All lots shall be a minimum of 11,000 square feet. The developer agrees that it shall not develop the property as a controlled density subdivision under the provisions of the County's controlled density ordinance.
7. All dwellings shall have public water and sewer connected at the developer's expense.
8. Foundations of residential dwellings will have crawl spaces unless structural concerns dictate a different foundation system as determined by a structural engineer, report to be submitted and confirmed by the County Building Official at the time of building permit stage. Slab foundation will be used only in the event that a crawl space foundation is deemed not to be structurally possible by a structural engineer and confirmed by the County.
9. No T-111 (4 x 8 plywood sheathing) shall be used on the home's exterior.
10. Chimneys on residential dwellings shall be brick.
11. Two story dwellings shall have a minimum of 1600 square feet as defined in Section 22-94(u) of Henrico County Zoning Ordinance. All ranch type dwellings shall have a minimum of 1200 square feet as defined in Section 22-94(u) of the Henrico County Zoning Ordinance.
12. Prior to recordation of the subdivision plat on this property a set of signed and executed Restrictive Covenants shall be filed with the Planning Office which addresses the following issues:
 - (A) Builder to be required to furnish and install two shade trees per lot 6-8' in height and to be installed prior to granting of Certificate of Occupancy. Should slab foundation be used, then foundation shrubbery will be required.
13. No more than 58 ranch style homes will be permitted to be built in the subdivision, with at least 17 of these homes having a minimum square footage of 1400 square feet.
14. Developer to require that all driveways shall extend to the rear of the house.

*See
interpretation
in file.*

Mr. J. T. Ferguson
December 15, 1992

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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,

Virgil R. Hazelett, P.E.,
County Manager

~~AM~~:jt

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Gene B. Holman



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

December 15, 1992

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County Manager

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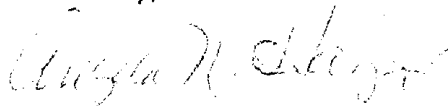
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Virgil R. Hazelett, P.E.,
County Manager

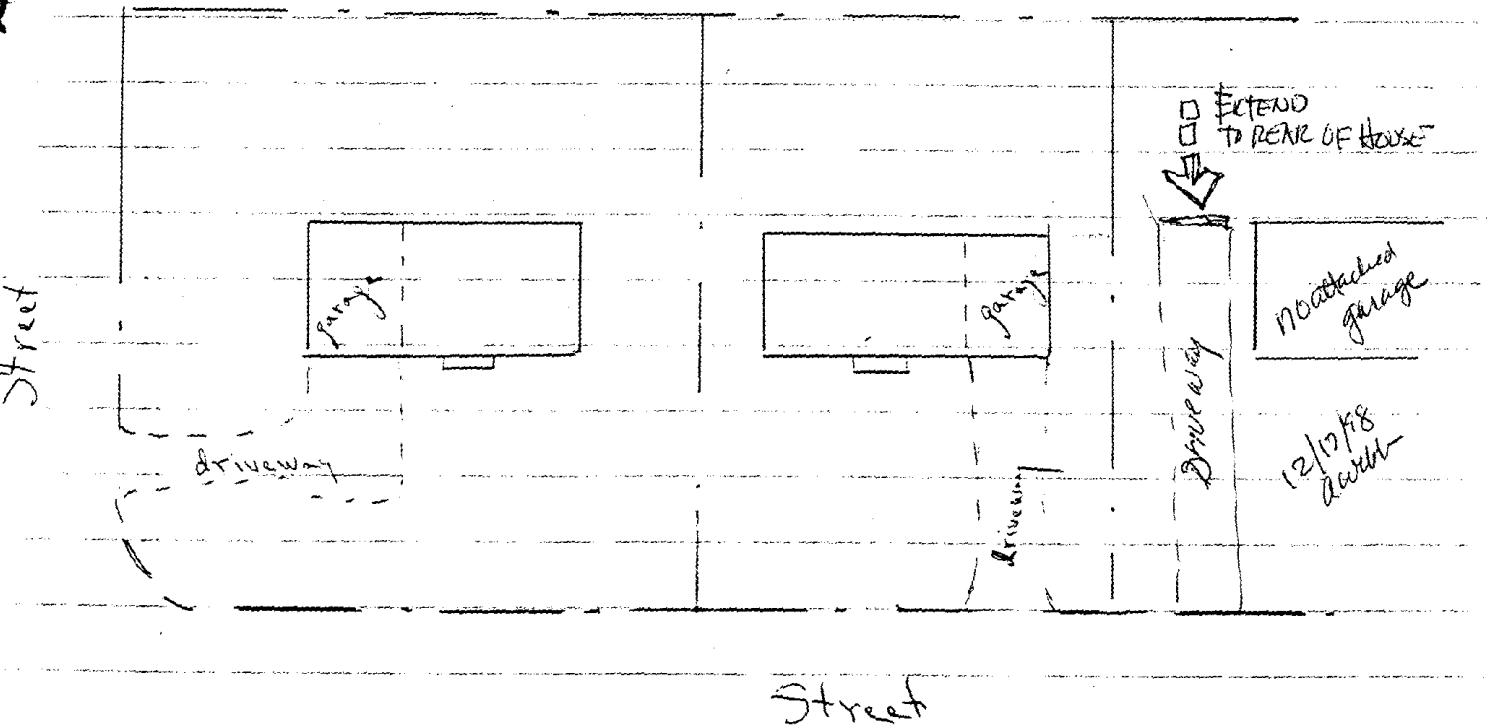
AM:jt

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Gene B. Holman

Interpretation of Proffer # 14 (C-44C-92)

14. "Developer to require that all driveways shall extend to the rear of the house"

This proffer can be complied with, if a driveway extends into a garage, which in turn extends to the rear of the house. Examples are shown below:



Randy Silber
12-10-93

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

File

TO: Principal Planner

SUBJECT: Proffer #9 (C-44C-92)--Landscaping on Lots

DATE: August 21, 1995

Proffer #9 of C-44C-92 requires that each lot in the Varina Station Subdivision be furnished with 2 shade trees. On August 17, John Short indicated that several lots had dwellings with approved C.O.'s, yet no trees had been planted. After his checking with the builder, he was told that the timing was inappropriate (too hot) to plant new trees. I, in consultation with John Short, decided to allow the builders another month allowance to plant the required trees. We agreed to give the builders until September 22, 1995 to get the trees planted, or else no further C.O.'s would be granted.

Randy Fitter



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

PLANNING OFFICE

May 10, 2000

*Per John Maulles
Denay does not have
to go to rear of home -
PB 6-22-00*

Mr. Axselle, Jr.
Ms. Mullen, Clark & Dobbins
Office Box 1320
Richmond, VA 23218-1320

RE: Varina Station Proffer

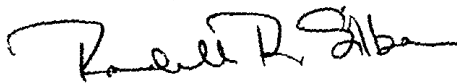
Dear Mr. Axselle:

Regarding your letter of March 28, I concur with your suggestion. The literal terms of the proffer require the driveway to extend to the rear of the house, even if the house has a garage. The intent of the proffer was to provide for parking outside of the front yard area of the lot. The proffer does not address situations when a garage is proposed. Extending the paved driveway to the rear of the house is one way of meeting that need. I believe that a house with a garage does not need an additional paved driveway beside the house.

In the case of Varina Station (C-44C-92), we will interpret proffer 14 as requiring any house without a garage to have a paved driveway extending to the rear of the house. That requirement will not be applied to a house with a garage. If, however, the garage is converted to some other use which prevents vehicular parking, the driveway would have to be extended to the rear of the dwelling. I will inform our staff of this decision, which will be effective today.

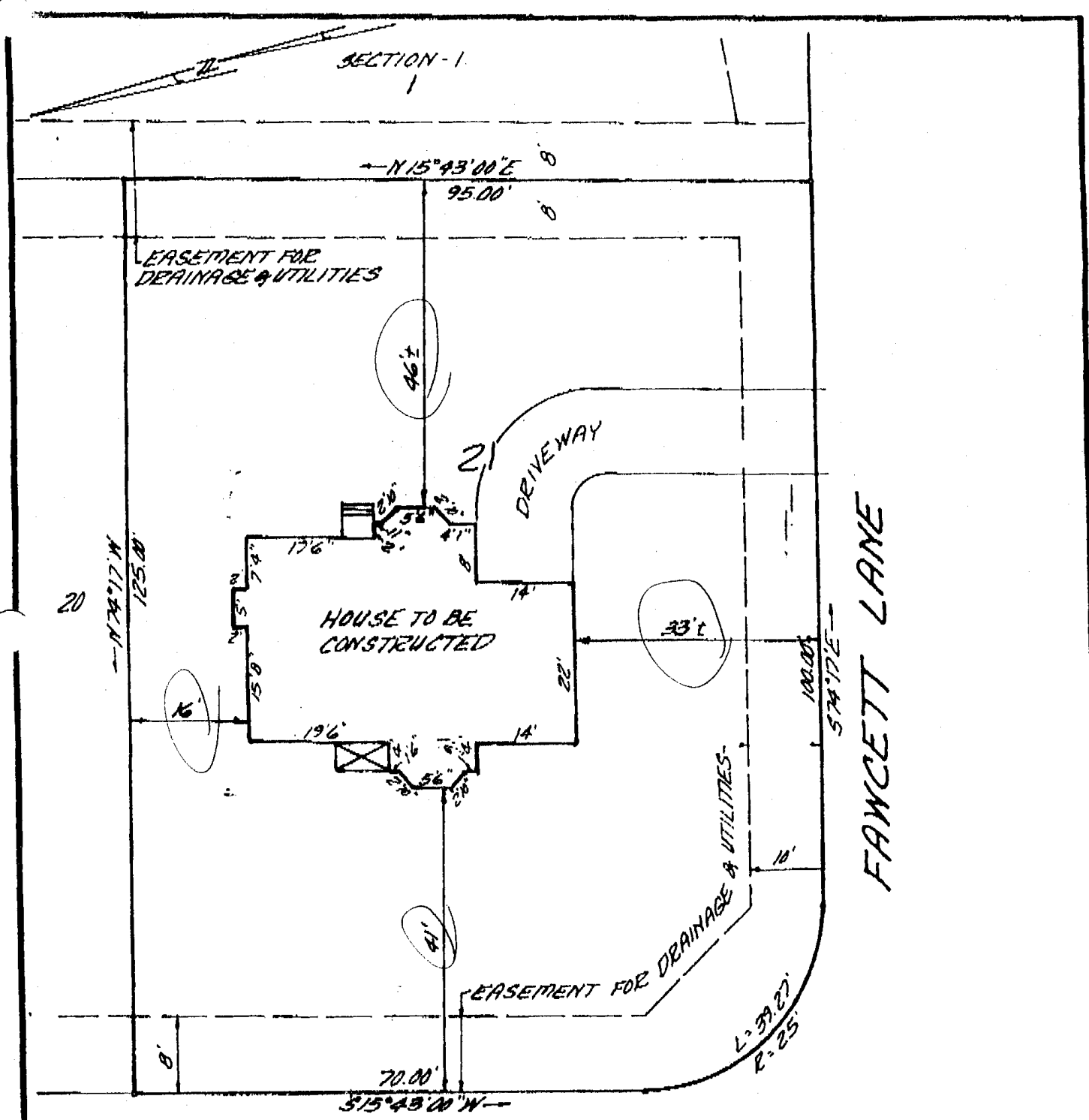
Thank you for your understanding and assistance in applying the rules fairly and reasonably. If you have any questions, please call me at 501-4602.

Sincerely yours,



Randall R. Silber
Assistant Director of Planning

cc: Director of Planning
Principal Planners
Manager of Code Enforcement
Supervisor of Zoning Enforcement
Planner I - Gidley



YARINA STATION DRIVE

OK per RS 9/8/95
(ppb)

PLAT SHOWING HOUSE TO BE CONSTRUCTED
ON LOT 21, BLOCK B, SECTION-2,
YARINA STATION, YARINA
DISTRICT, HENRICO COUNTY,
VIRGINIA

JULY 11, 1995
REV. JULY 27, 1995
REV. AUG. 29, 1995

SCALE: 1" = 20'

E.D. Consulting Engineers - Land Surveyors & Planners
LEWIS & ASSOCIATES S.P.C.

J.N. 13554

