

78-A2-67

SINGLE FAMILY RESID.

THREE CHOPT DISTRICT

C-24C-93



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

July 20, 1993

Re: Conditional Rezoning Case C-24C-93

Style Development Corp.
3951-C Stillman Pkwy.
Glen Allen, Va. 23060

Gentlemen:

The Board of Supervisors at its meeting on July 14, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 78-A2-67, described as follows:

Beginning at a point on the W. line of Church Road, said point being 287.16' from the N. line of Morgan Run Road extended; thence N. $69^{\circ} 34' 54''$ W., 672.00' to a point; thence N. $33^{\circ} 37' 26''$ E., 400.00' to a point; thence S. $69^{\circ} 33' 54''$ E., 670.99' to a point on the W. line of Church Road; thence along the W. line of Church Road, S. $33^{\circ} 29' 19''$ W., 399.58' to a point and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 6.00 acres more or less.

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. There will be no more than 18 lots on the site.
2. Homes constructed shall have a minimum of 1,800 square feet of finished floor area, with the exception of the existing house which may have less.
3. The exposed exterior portions of all residential foundations shall be constructed of brick.
4. All homes with fireplaces with chimneys or gas vents shall have a base of brick veneer of the same height of the surrounding foundation.
5. The unenforceability or elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability or the other proffers or the unaffected part of any such proffer.
6. No residence shall have direct access to Church Road.

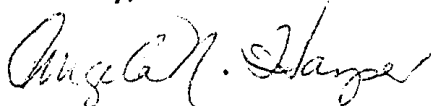
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7. Houses constructed on lots adjacent to Church Road shall have a side yard setback on the Church Road side of at least 25 feet. This side yard shall be used as a planting strip/landscaping easement. No fence shall be installed closer than 15 feet of the ultimate right-of-way of Church Road.
8. To the extent reasonably practicable during initial development, the clearing of mature trees shall be limited to trees in areas required to accommodate the proposed residential uses and their respective normal and customary accessories, open yard areas, and those limited areas required to permit utility services, parking and driveways.
9. A 20' buffer beyond the 35' rear yard setback to be left natural and supplemented, if required by the Planning staff along the western property line. There shall be no parallel utility lines thru the buffer.

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,


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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. James Emmett Anderson, Esquire
Ms. Eleanor S. Hudson