

78-B1-26

SINGLE FAMILY RESID.
C-32C-93

TUCKAHOE DISTRICT



HENRICO COUNTY PLANNING OFFICE



Virgil R. Hazelett, P.E.
County Manager

August 19, 1993

Re: Conditional Rezoning Case 32C-93

Mr. Robert R. Burke and
Eljay Enterprises, Inc.
17 S. Belmont Avenue
Richmond, Virginia 23221

Gentlemen:

The Board of Supervisors at its meeting on August 11, granted your request to conditionally rezone property from R-1AC One Family Residence District (Conditional) to R-2C One Family Residence District (Conditional), Parcel 78-B1-26, described as follows:

Beginning at a rod in the east line of Church Road 150' more or less north of the intersection of Lake Loreine Lane and Church Road; thence along a curve with a radius of 980.40', a length of 60.04' to a point; thence N. 32° 11' 12" E., 551.50' to a point; thence along a curve with a radius of 334.30', a length of 69.84' to a rod; thence S. 47° 51' 54" E., 711.02' to a rod; thence N. 67° 39' 55" E., 268.15' to a point; thence S. 36° 21' 46" E., 10.91' to a fence post; thence N. 76° 29' 51" E., 224', more or less, to a point in the center line of Stoney Run Creek; thence W. 123', more or less, along the center line of said creek to a point; thence from said creek S. 38° 24' 50" W., 508', more or less to a rod; thence N. 80° 44' 30" W., 982.96' to a rod; thence N. 49° 30' 40" W., 170.06' to the point and place of beginning, containing 13.5 +/- 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 number of lots in the proposed subdivision shall not exceed 24.
2. The exposed portions of exterior dwelling foundations shall be of brick.
3. All dwellings that are designed with chimneys shall have brick chimneys.
4. All dwellings constructed on the property shall contain a minimum of 2500 square feet of finished floor space.
5. Right of way for widening of Church Road shall be dedicated to the County and provisions for improvements to said road as required of the owner shall be determined at the time of subdivision approval.

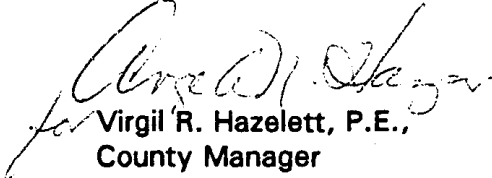
Mr. Robert R. Burke and
Eljay Enterprises, Inc.
August 19, 1993

2

6. That portion of the property located within the 100 year flood plain, as determined by definitive engineering studies, shall be rezoned to C-1 Conservation District prior to final subdivision approval.
7. There shall be no vehicular access by driveway or otherwise to Church Road from lots in the subdivision siding Church Road and the sum of side yard setback lines for said lots shall be a minimum of 45 feet with the side yard setback from Church Road to be not less than 30 feet.
8. There shall be no temporary or permanent vehicular access drive on the property to or from Lake Loreine Lane.
9. A buffer of a minimum of 25 feet in width shall be provided adjacent to any portion of the Lake Loreine Subdivision or Lake Loreine Lane. The buffer area shall contain natural growth, existing trees, landscaping, berms, fencing, or a combination thereof, as required by the Planning Commission at the time of subdivision approval. There shall be no easements, structures or roads permitted in such landscaped area. The landscape plan showing proposed improvements within the buffer, shall be submitted with the construction plans for administrative review and approval by the Planning Commission prior to the recordation of the first section of the subdivision. The buffer shall be in addition to the minimum rear yard setback requirements specified in the R-2 zoning classification of the Henrico County Zoning Ordinance. The buffer as approved by the Planning Commission shall be constructed prior to the commencement of any other non-road construction on the lot proposed for construction on the property.

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. William S. Smithers, Jr., Esquire