

\*ASO - AIRPORT SAFETY OVERLAY DISTRICT

A-1 To R-3AC  
52.67 ac.

\*ASO District  
Parcels or portions thereof which are within the ASO Airport Safety Overlay District as described on this Section sheet are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

8-B1-63,64,72,82,86  
VARINA DISTRICT

SINGLE FAMILY RESID.

**C-34C-93**®



HENRICO COUNTY PLANNING OFFICE



COUNTY OF HENRICO

December 14, 1993

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-34C-93

Cox Road Associates  
3919 Deep Rock Road  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on December 8, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 8-B1-63, 64, 72, 82, and 86, described as follows:

Beginning at a point on the E. line of Dabbs House Road, said point being 0.4 mile +/- north of Nine Mile Road; thence along the E. line of Dabbs House Road N. 09° 57' 20" E., 940.07' to a point; thence along a curve to the right having a radius of 51.89' and a length of 69.39' and being subtended by a chord of N. 48° 15' 54" E., 64.33' to a point; thence N. 86° 34' 40" E., 224.01' to a point; thence S. 10° 20' 00" W., 422.81' to a point; thence S. 79° 40' 00" E., 100.00' to a point; thence N. 10° 20' 00" E., 447.29' to a point; thence N. 86° 51' 30" E., 397.80' to a point; thence S. 05° 54' 00" W., 561.52' to a point; thence S. 72° 57' 00" E., 170.97' to a point; thence N. 11° 02' 07" E., 340.39' to a point; thence S. 79° 46' 26" E., 538.88' to a point; thence S. 31° 01' 01" E., 223.67' to a point; thence S. 58° 58' 59" W., 300.00' to a point; thence S. 31° 03' 30" E., 299.76' to a point; thence N. 59° 00' 47" E., 296.00' to a point; thence along a curve to the right having a radius of 372.28' and a length of 45.86' and being subtended by a chord of S. 25° 08' 49" E., 45.85' to a point; thence S. 23° 11' 34" E., 395.29' to a point; thence along a curve to the right having a radius of 207.17' and a length of 219.36' and being subtended by a chord of S. 07° 08' 19" W., 209.26' to a point; thence S. 37° 28' 20" W., 313.48' to a point; thence N. 63° 25' 12" W., 271.54' to a point; thence S. 37° 26' 53" W., 244.94' to a point; thence N. 63° 08' 30" W., 696.30' to a point; thence N. 60° 38' 30" W., 644.90' to a point; thence N. 60° 49' 00" W., 370.82' to the said point of beginning, together with and subject to covenants, easements and restrictions on record, said property being 52.0 acres more or less and being all of Henrico County tax map Parcels 8-B1-63, 64, 72, 82, and 86.

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 exposed exterior portion of all residence foundations shall be constructed of brick. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys including gas vents, shall be built on brick foundations.
2. All homes shall have colonial style architecture.

3. The developer herein agrees to not develop the property under the cluster development section of the Henrico County Ordinance.
4. All dwellings shall have public water and sewer connected at the developer's expense.
5. Foundations shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
6. The minimum livable square footage of dwellings shall be as follows:

A.	Bi-Level	1,550 S.F.
B.	Two story	1,400 S.F.
C.	One and One Half Story	1,500 S.F.
D.	Ranch	1,200 S.F.
E.	Tri-Level	1,750 S.F.

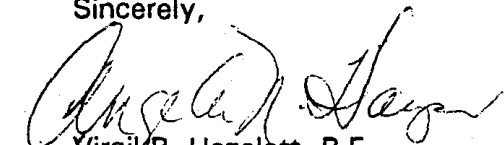
The minimum finished livable floor area as defined in section 22-94(u) of the Henrico County Ordinance. No more than fifteen percent (15%) of the dwellings in this development shall be ranchers.

7. The exterior of all homes shall be of brick, vinyl, aluminum, composition board, cedar, or DRYVIT. No plywood (T-111 or equivalent) shall be used on the exterior of any home.
8. The number of lots in this subdivision shall not exceed 140.
9. The developer shall dedicate additional right-of-way for Dabbs House Road and East Richmond Road as required by the Henrico County Planning Commission at the time of subdivision approval.
10. A berm, not to exceed three (3.0) in height, shall be constructed along the rear of any lots backing up to Dabbs House Road. This berm shall be landscaped as requested by the Planning Commission at the time of subdivision approval.
11. A landscape buffer, 42 feet in width shall be provided adjacent to the 8-foot drainage and utility easement that will be required along the rear of lots that abut parcels 8-B1-1, 8-B1-3, 8-B1-56, 8-B1-59, 8-B1-60, 8-B1-101, 8-B1-102, and 8-B1-103. This landscape buffer shall be in addition to the required rear yard setback.
12. No permanent or temporary structures of any nature shall be constructed within the limits of the landscape buffer.
13. No more than six (6) lots shall back up to and/or be contiguous with the western boundary line of parcel 8-B1-103. These lots shall have a minimum lot width of 80 feet and shall contain at least 11,000 square feet.

14. No more than three (3) lots shall back up to and/or be contiguous with the eastern boundary line of parcel 8-B1-103. These lots shall have a minimum lot width of 80 feet and shall contain at least 11,000 square feet.
15. No more than two (2) lots shall back up to and/or be contiguous with the northern boundary line of parcel 8-B1-102.
16. No more than three (3) lots shall back up to and/or be contiguous with the southern boundary line of parcel 8-B1-101.
17. No more than three (3) lots shall back up to and/or be contiguous with the combined western boundary line of parcels 8-B1-101 and 8-B1-102. These lots shall have a minimum lot width of 80 feet and shall contain at least 11,000 square feet.
18. Lots contiguous to parcels 8-B1-1, 8-B1-3, 8-B1-56, 8-B1-59, 8-B1-60, 8-B1-101, 8-B1-102, and 8-B1-103 shall contain at least 11,000 square feet.
19. No clearing shall take place on any lot except that as may be necessary for the construction of buildings, driveways, and utilities.
20. There shall be no ingress and/or egress to or from this property from East Richmond Road.
21. The entrance to the subdivision shall have appropriate fencing with landscaping to be approved by the Planning Commission at the time of Landscape Plan approval. Signage shall be placed at the entrances to identify the subdivision.
22. Gravel driveways shall be constructed from the street to the edge of the rear of each home to be constructed in the subdivision.

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

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Alvin S. Mistr, Jr., P.E.  
Mr. and Mrs. John R. Preston, Jr.  
Mr. and Mrs. Harry H. Preston