

DETACHED AND  
SEMI-DETACHED DWELLINGS

**C-49C-93**

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86-B1-17 AND PT.86-B1-4  
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE

## COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

February 16, 1994

Re: Conditional Rezoning Case C-49C-93

Mr. Joseph E. Liesfield  
2500 Pemberton Road  
Richmond, Va. 23233

Dear Mr. Liesfield:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) and A-1 Agricultural District to R-5AC One Family Residence District (Conditional), Parcel 86-B1-17 and Part of Parcel 86-B1-4, described as follows:

Parcel B:

Beginning at a point on the N. line of Bohollow Drive 333.63' +/- west of its intersection with Pemberton Road; thence S. 78° 19' 53" W., 79.50' to a point; thence S. 84° 02' 31" W., 300.00' to a point; thence S. 76° 25' 52" W., 75.50' to a stone; thence along a curve to the right with a radius of 370.00', a length of 195.62' to a stone; thence N. 65° 19' 39" W., 36.57' to a stone; thence N. 38° 50' 06" W., 70.75' to a stone; thence N. 07° 40' 51" W., 145.90' to a point; thence N. 50° 00' 57" E., 618.44' to a pipe; thence S. 48° 34' 14" E., 464.89' to a point; thence S. 35° 15' 00" W., 20.58' to a point; thence S. 00° 00' 00" W., 15.00' to a point; thence S. 19° 02' 00" E., 18.00' to a point; thence S. 04° 02' 00" W., 19.00' to a point; thence S. 55° 39' 00" W., 39.00' to a point; thence S. 76° 00' 00" W., 37.00' to a point; thence S. 24° 18' 00" W., 31.00' to a point; thence S. 37° 05' 00" W., 25.00' to a point; thence S. 27° 28' 00" W., 20.00' to a point; thence S. 02° 46' 00" E., 26.00' to a point; thence S. 15° 26' 00" W., 27.00' to a point; thence S. 18° 17' 00" E., 28.00' to a point; thence S. 42° 02' 00" E., 37.00' to a point and place of beginning, containing 7.626 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 property shall be used only for detached or semi-detached development.
2. All dwellings shall be built with a crawl space under the main portion of the structure. This does not mean that garages, utility buildings, enclosed porches and other accessory areas cannot be built on slabs.
3. All dwelling units shall have a minimum finished floor area of one thousand five hundred (1,500) square feet.
4. The exposed exterior portions of the foundations of any dwellings constructed on the property shall be of brick.
5. There shall be no one-story dwelling units.
6. No chimneys or gas vent units shall be cantilevered.
7. The exposed portions of all fireplace chimneys shall be brick or of the same exterior treatment

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as the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The bases of all chimneys shall be brick.

8. All new electrical, telephone, cable TV or other utility service lines shall be installed underground.
9. Curb and gutter shall be used on all streets within the development.
10. Prior to the recordation of the subdivision plat on the property, a set of signed and executed Restrictive Covenants shall be filed with the Planning Office. The Covenants shall address the following concerns:

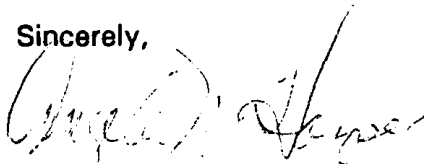
The Architectural Review Committee.  
The preservation of the existing trees.  
The landscaping for each lot.  
Fencing, tool sheds and any other accessory uses.

Henrico County shall have no obligation or liability of any kind for the enforcement of the specifications and conditions of said restrictive covenants.

11. To the extent reasonably practical, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.
12. There shall be no ingress from or egress to Parcel 86-B1-25 (a thirty (30) foot strip of land abutting the subject property on the north).
13. The exposed portions of all exterior walls shall be constructed of brick and/or vinyl, hardboard or wood siding.
14. All driveways shall have a five (5) foot concrete apron.
15. No unpainted wood shall be used for porches, stoops or steps on the front of any dwelling unit.
16. All above grade front porches/stoops shall have foundations or be screened with lattice work. The use of lattice work does not eliminate the requirement for a brick foundation as described in Proffer #4.
17. Any development on the property shall be subject to the approval of a plan of development and all drainage improvements required at the time of the plan of development approval shall be constructed.

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: Director, Real Estate Assessment  
Conditional Zoning Index  
Engineering Design Assocs.