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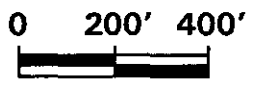
A-1 To R-3AC  
3.65 Ac.

70-B2-19

SINGLE FAMILY RESID.

THREE CHOPT DISTRICT

**C-57C-93**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

January 18, 1994

Re: Conditional Rezoning Case C-57C-93

Messrs. L. H. Liesfeld & N. P. Farmer  
P. O. Box 31355  
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on January 12, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 70-B2-19, described as follows:

Beginning at a point on the western line of Pump Road; said point being 154.69' in a northerly direction from the intersection of the western line of Pump Road and the northern line of Sunrise Road; thence from said point of beginning S. 67° 03' 29" W., 490.10' to a point; thence N. 19° 15' 38" W., 403.02' to a point; thence N. 84° 46' 17" E., 499.58' to a point on the western line of Pump Road; thence along the western line of Pump Road S. 20° 14' 42" E., 187.83' to a point; thence along the western line of Pump Road along a curve to the left having a radius of 17221.73' and an arc length of 62.62' to a point being the point and place of beginning, containing 3.649 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. To the extent reasonably practicable, 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 customary accessories, open areas and areas required to permit utility services and driveways.
2. Minimum finished floor area: Two story homes shall have a minimum of 1,550 square feet of finished floor area. One story homes shall have a minimum of 1,200 square feet.
3. Foundation: The exposed exterior portions of residential dwelling foundation walls shall be brick. Chimney foundations shall be of brick. Gas vented fireplaces shall have bases that also match the foundation. Cantilevered chimneys shall not be permitted.
4. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Pump Road.

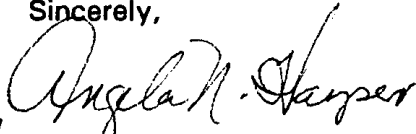
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5. **Buffer:** A buffer of a minimum of twenty-five (25) feet in width will be provided adjacent to the right of way line of Pump Road. At least ten (10) feet of such buffer shall be left in its natural state or contain landscaping, berming or a fence, except to the extent necessary for utility easements which must cross generally in a perpendicular fashion. The buffer area shall consist of berms, fencing and landscaping or a combination thereof. The landscape plan shall be submitted with the construction plans for approval by the Planning Commission prior to recordation of the subdivision. Any fencing shall be ten (10) feet off the right of way line. The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3A zoning classifications of the Henrico County Planning and Zoning ordinances.

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  
Thomas A. Moses Properties