

87-B1-2

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-14C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 24, 1994

Re: Conditional Rezoning Case C-14C-94

Federal Construction, Inc.
329 S. Richardson Road
Ashland, Virginia 23005

Gentlemen:

The Board of Supervisors at its meeting on March 23, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 87-B1-2, described as follows:

Beginning at a point on the E. line of Springfield Road said point being approximately 463.17' from the S. line of the intersection of Meredith Woods Road and Springfield Road; thence along the right-of-way line of Springfield Road along a curve to the right with a radius of 1649.99' for a length of 201.30' to a point; thence continuing along the E. line of Springfield Road S. 01° 14' 00" E., 300.72' to a point; thence S. 88° 59' 42" E., 241.65' to a point; thence S. 01° 14' 00" E., 210.00' to a point; thence S. 88° 59' 42" E., 1277.17' to a point; thence N. 00° 19' 30" E., 179.00' to a point; thence N. 70° 01' 00" W., 1636.95' to the point of beginning and containing approximately 14.378 acres in the Three Chopt District of Henrico and as shown on a plat by Youngblood, Tyler & Associates, P.C., dated December 17, 1993, titled 14.378 acres of land along the E. line of Springfield Road from A-1 to R-3AC.

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 exterior exposed portions of all foundation walls (including chimney and direct-vent gas heater foundation walls) shall be constructed of brick.
2. All dwellings constructed on the property shall be subject to a minimum size requirement of 1,600 square feet of finished floor area.
3. There shall be no direct vehicular access to or from any residential lot developed on the property, to or from Springfield Road.
4. No portion of a residence shall be located within twenty-five (25) feet of the right-of-way

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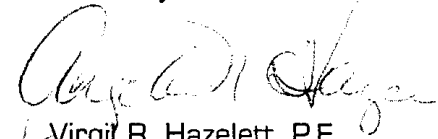
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line of Springfield Road and a fifteen (15) foot landscape strip will be provided within this twenty-five (25) foot setback.

5. An eighteen (18) foot right-of-way dedication along Springfield Road adjacent to the property will be made with the final subdivision plat.

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
Mrs. Justinan Craig
Mr. Richard H. Youngblood, Jr., P.E.