

R-2C

A-1

R-3

A-1

A-1 To R-3C
13.31 Ac.

R-3

A-1

PROP. RELOCATED

PROP.

A-1

SPRINGFIELD ROAD

SPRINGFIELD ROAD

LINSEY

LAKES

R-3AC

R-3A

R-3C

R-3C

R-3AC

R-3A

R-3

R-3AC

R-3AC

CRYSTAL

87-A2-29,39,42, & 53

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-57C-94®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

March 14, 1995

Virgil R. Hazelett, P.E.

County Manager

Re: Conditional Rezoning Case C-57C-94

Mr. Paul J. Rubis
Stonewall Homes, Inc.
P. O. Box 860
Glen Allen, Virginia 23060

Dear Mr. Rubis:

The Board of Supervisors at its meeting on March 8, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 87-A2-29, 39, 42 & 53, described as follows:

Beginning at a point on the E. line of Springfield Road, approximately 65.13' from the centerline of Linsey Lakes Drive; thence N. 23° 20' 51" E., 86.00' to a point; thence N. 27° 31' 49" E., 205.41' to a point; thence S. 53° 58' 11" E., 422.00' to a point; thence N. 27° 31' 49" E., 208.59' to a point; thence S. 51° 23' 08" E., 978.37' to a point; thence S. 37° 46' 51" W., 479.60' to a point; thence N. 52° 38' 28" W., 681.58' to a point; thence N. 52° 39' 09" W., 623.42' to the point of beginning, including a total of 13.31 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. All houses shall have a minimum of 1,600 square feet in area of which up to 20% of each house can be left unfinished.
2. A right of way, not exceeding 100 feet in width, will be dedicated for realigned Springfield Road. There shall be no driveway access to or from the existing Springfield Road or the realigned Springfield Road for individual lots on the Property with the exception of 5219 and 5209 Springfield Road.
3. For lots that are adjacent to the existing Springfield Road or the realigned Springfield Road, a twenty-five (25) foot buffer will be provided in addition to the rear yard setback requirement for lots backing up to the roads. For lots that have side yards adjacent to the existing or realigned Springfield Roads, a ten (10) foot buffer will be provided in addition to the side yard setback requirement. The buffer will be used as a planting strip or left in a natural state and may contain utility easements. No fences shall be installed within 10 feet of the right of way line except for signage and entrance way fencing. The buffer area may be amended by approval of the Planning Commission.
4. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or of a siding similar to the exterior treatment of the

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Mr. Paul J. Rubis
Stonewall Homes, Inc.
March 14, 1995

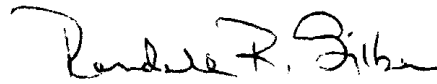
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dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. Exposed exterior portions of dwelling foundations shall be brick.

5. Where practical, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage and wetland mitigation areas.

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
Ms. Ruthie Woodson
Ms. Alice Jackson
Ms. Alice J. Campbell
Mr. David J. Cooper