

77-A2-14

THREE CHOPT DISTRICT

SINGLE - FAMILY RESIDENTIAL

C-5C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 17, 1994

Re: Conditional Rezoning Case C-5C-94

Mr. Charles G. Hubbard
1507 Denham Rd.
Richmond, Va. 23229

Dear Mr. Hubbard:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 77-A2-14, described as follows:

Beginning at a point in the E. line of Sadler Road; said point of beginning being approximately 1.2 miles (vicinity only) north of Broad Street (U.S. Route 250); thence from said point of beginning along the E. line of Sadler Road N. $66^{\circ} 14' 00''$ E., 196.14' to a point in the right of way of Sadler Road; thence on a curve to the left with a radius of 258.42', an arc length of 186.76' to a point; thence with said right of way N. $24^{\circ} 49' 35''$ E., 185.85' to a point; thence on a curve to the right with a radius of 2809.81' for an arc length of 88.33' to a iron rod on right of way of Sadler Road; thence leaving Sadler Road S. $60^{\circ} 29' 23''$ E., 793.30' to an iron rod; thence S. $39^{\circ} 06' 00''$ W., 512.47' to an iron rod; thence S. $39^{\circ} 22' 35''$ W., 417.57' to a iron rod; thence N. $38^{\circ} 51' 40''$ W., 842.39' to an iron rod at the point and place of beginning, containing 13.54 acres land as shown on a plat entitled survey at the request of Charles G. Hubbard dated 8 March 1977 by Hart and Bell, certified land surveyors.

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. Floor area - Residences constructed on the property shall have a minimum of (1,700) seventeen hundred square feet of finished floor area.
2. Lot access - No lot developed on the property shall have a driveway providing direct vehicle access to Sadler Road.
3. Foundation walls - the exposed exterior portions of the foundations shall be constructed of brick or stone.
4. Lot width and size - 14 lots developed on the property shall be no less than 75' (seventy-five) feet and all others shall be no less than 80' (eighty) feet in width. All lots shall be a minimum of (10,500) ten thousand five hundred square feet in size. All necessary calculations shall be provided at the time of subdivision approval.
5. The necessary right of way needed for the widening of Sadler Road will be provided at the time of subdivision approval.
6. A buffer will be provided adjacent to Sadler Road. The buffer width will be 15 feet for lots which side and 25 feet for lots which back up to Sadler Road. This buffer will be


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- in addition to the minimum setback requirements specified by the Zoning Ordinance.
7. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys, and gas vents, shall be built on brick foundations.

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