

PT. 74-B1-7 & PT. 74-B2-2

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-85C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

January 31, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-85C-94

Loch Levan Land Limited Partnership
c/o Mr. Daniel C. VanEpp
3601 Lauderdale Drive
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on January 25, granted your request to conditionally rezone property from B-2C Business District (Conditional) and R-4C One Family Residence District (Conditional) to R-4C One Family Residence District (Conditional), Part of Parcel 74-B2-2 and 74-B1-7, described as follows:

Beginning at a point on the southern line of Old Wyndham Drive, said point being 465.69' west of the western line of Wyndham Lake Drive; from said point of beginning and continuing along the southern line of Old Wyndham Drive N. 87° 25' 00" E., 112.89' to a point; thence S. 87° 40' 00" E., 221.69' to a point; thence N. 87° 25' 00" E., 100.00' to a point; thence leaving the southern line of Old Wyndham Drive S. 47° 35' 00" E., 31.11' to a point on the western line of Wyndham Lake Drive; thence continuing along the western line of Wyndham Lake Drive S. 02° 35' 00" E., 237.81' to a point; thence S. 15° 30' 00" E., 167.85' to a point; thence along a curve to the left with a radius of 731.88' and a length of 384.24' to a point; thence leaving the western line of Wyndham Lake Drive S. 44° 25' 11" W., 113.02' to a point; thence S. 87° 25' 00" W., 588.68' to a point; thence N. 02° 35' 00" W., 855.00' to a point on the southern line of Old Wyndham Drive and the point and place of beginning, containing 10.046 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. Greenbelt. A Greenbelt for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the southern right-of-way line of Old Wyndham Drive and the southwestern right-of-way line of Wyndham Lake Drive, except to the extent necessary for utility easements, bicycle paths, jogging trails, signage, sidewalks, access driveways for major project areas and other purposes requested and specifically permitted, or if required by, the Planning Commission at the time of subdivision approval, or by any other governmental body. The Greenbelt shall be common area and not included within any lots developed on the Property.
2. Driveways. No driveways serving individual dwellings shall have direct access to Old Wyndham Drive or Wyndham Lake Drive.
3. Minimum Floor Area. Residences constructed on the Property shall have a minimum

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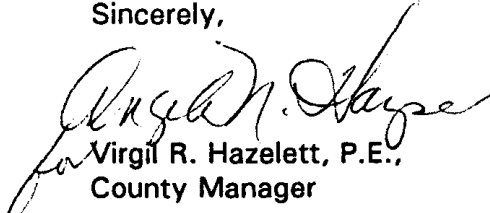
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of 1,300 square feet of finished floor area.

4. **Foundations.** The exposed exterior portions of exterior residence foundations shall be constructed of brick or stone; however, the exposed exterior portions of exterior foundations for single-family detached residences may be constructed of dryvit if applied to a masonry surface, provided that the exterior walls of such residences are sided primarily in dryvit.
5. **Clearing.** To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
6. **Overall Density Limitation.** The number of residential units constructed on the Property shall apply against and be governed by the overall density limitation set forth in Proffer No. 14 of Case No. C-29C-89.
7. **Phasing Plan.** The number of residential units constructed on the Property shall apply against and be governed by the phasing limitations set forth in Proffer No. 15 of Case No. C-29C-89.
8. **Severance.** The unenforceability, elimination, revision or amendment of any proffers set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
9. **Chimneys.** 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 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.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. James W. Theobald, Esquire