



78-A2-18

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

**C-9C-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-9C-94

Mr. William W. Johnson  
3951-C Stillman Pkwy.  
Glen Allen, Va. 23060

Dear Mr. Johnson:

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 78-A2-18, described as follows:

Beginning at a point on the E. line of Church Road said point being 581.4' from the S. line of Three Chopt Road prior to widening; thence S.  $49^{\circ} 40' 25''$  E., 550.16' to a point; thence S.  $40^{\circ} 09' 10''$  W., 610.47' to a point; thence N.  $58^{\circ} 48' 45''$  W., 555.07' to a point; thence N.  $40^{\circ} 00' 00''$  E., 698.65' to a point, being the said point of beginning, together with and subject to covenants, easements, and restrictions of record, said property being 8.35 acres more or less.

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 exposed exterior portion of all residence foundations shall be constructed of brick. 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.
2. The minimum finished floor area of dwellings shall be 1,800 square feet, with the exception of the existing house which may have less.
3. The number of lots in this subdivision shall not exceed 25.
4. To the extent reasonably practical during initial development, the clearing of mature trees shall be limited to trees in areas required to accommodate the proposed residential uses and their respective normal and customary accessories, open yard areas, and those limited areas required to permit utility services, parking and driveways.
5. There shall be no direct ingress and/or egress to or from Church Road for individual lots on this property, with the exception of the existing house.

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6. A 20 ft. buffer will be provided along Church Road. This buffer will be in addition to the minimum yard requirements specified by the Zoning Ordinance. This buffer strip will be used as a planting strip/landscape easement. This buffer may have utility easements in it. No fence shall be installed within 15 feet of the ultimate right of way of Church Road.
7. All lots to be a minimum of 75 ft. wide at the front building line.
8. All lots to have a minimum of 10,000 square feet.
9. The unenforceability or elimination, revision or amendment of any proffer 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.
10. All construction and development traffic going to and from the subject property shall use access to and from Church Road. There shall be a temporary barricade placed at the end of existing Newlands Avenue adjacent to the subject property to prevent construction and development traffic access through Deep Run Manor Subdivision. The said barricade shall remain until the road is taken into the county system or until such time as removal is required by any governmental agency. The intent being to eliminate construction and development traffic from the subject property through the Deep Run Manor Subdivision.

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