



70-B1-30

THREE CHOPT DISTRICT

ZERO LOT LINE UNITS

C-41C-95



HENRICO COUNTY PLANNING OFFICE

July 18, 1995

Re: Conditional Rezoning Case C-41C-95

Dominion Land & Development Partnership
8100 Three Chopt Rd., Suite 113
Richmond, Va. 23229

Gentlemen:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural District and R-4C One Family Residence District (Conditional) to R-4AC One Family Residence District (Conditional), Parcel 70-B1-30, described as follows:

Beginning at a point, said point being the intersection of the northern line of Church Road and the western line of Glen Gary Drive; thence along the northern line of Church Road N 53° 03' 48" W, 272.58' to a point; thence leaving northern line of church Road N 36° 56' 12" E, 240.00' to a point; thence N 53° 03' 48" W, 150.00 to a point; thence N 36° 56' 12" E, 190.00' to a point; thence S 53° 03' 48" E, 490.72' to a point on the western line of Glen Gary Drive; thence along the western line of Glen Gary Drive on a curve to the right with a radius of 1339.23' and a length of 97.67' to a point; thence S 44° 00' 00" W, 30.23' to a point; thence along a curve to the right with a radius of 307.90' and a length of 65.52'; thence along a curve to the left with a radius of 307.90 and a length of 88.44'; thence along a curve to the left with a radius of 709.24' and a length of 52.99'; thence S 35° 27' 16" W, 65.86' to a point; thence S 81° 27' 37" W, 36.08' to a point; thence S 35° 56' 12" W, 8.00' to a point at the intersection of the northern line of Church Road and the west line of Glen Gary Drive, said point being the point and place of beginning; containing 3.735 acres of land.

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. Housing Style. No one (1) story residences shall be developed on the property. All dwellings constructed on the property shall be of colonial or traditional architectural design. No dwellings of contemporary architectural design shall be permitted.
2. Foundations. All houses shall be built on foundations (exclusive of garage areas). The exterior portion of all residence foundations which are above ground level 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. There shall be no cantilevered chimneys.

3. Minimum Floor Area. The minimum finished floor area of dwellings on the property shall be 1,500 square feet.
4. Density. No more than fifteen (15) dwellings shall be developed on the property.
5. Tree Retention. 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.
6. Vehicular Access.
 - (a) There shall be no direct vehicular access between the property and Church Road, unless required by any governmental body having jurisdiction with respect thereto.
 - (b) There shall be no direct vehicular ingress and/or egress to or from Glen Gary Drive for individual lots on the property.
7. Perimeter Screening and Buffer Area.
 - (a) A screening fence of a minimum of six (6) feet in height with evergreen plantings between right-of-way lines and the fence, shall be installed along the Church road and Glen Gary Drive frontages of the property (except at the location of an entrance into the property) to provide screening for development on the property. The design of the fence and evergreen plantings shall be approved by the Planning Commission at the time of Subdivision Approval.
 - (b) A buffer area of a minimum of ten (10) feet in width shall be maintained along the Glen Gary Drive frontage of the Property. Utility easements, signage, fences, and other facilities requested and specifically permitted, or as required by the Planning Commission at the time of Subdivision Approval, or by any other governmental body, may be permitted within the buffer area. Any utility easement permitted within the buffer area shall be extended generally perpendicular thereto, unless otherwise requested and approved or as required at the time of Subdivision Review. Where permitted, areas disturbed for utility installation shall be restored to the extent reasonably practicable.
8. Subdivision Notification. The Glen Gary Homeowners Association and the Worthington Hills Townhouse Association (the "Associations") shall be sent notice of the filing of Subdivision applications for approval, within ten (10) days after the filing of such applications. Notices shall be sent by certified mail, return receipt requested to the person designated to receive such notices on record with the Henrico County Office of Public Information.

**Dominion Land & Development
Partnership
July 18, 1995**

3

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**

 **AH:jt**
cc:

**Director, Real Estate Assessment
Conditional Zoning Index
Mr. Glenn R. Moore, Esquire
Messrs. A. C. Epps, H. Merrill Pasco,
Bradfute W. Davenport, Trustees**