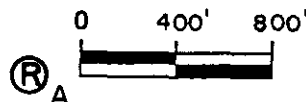


88-B1-8, 11, 14 & Pt. of 88-B1-15
 THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-53C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 3, 1995

Re: Conditional Rezoning Case C-53C-95

Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates
P. O. Box 31014
Richmond, Virginia 23294

Dear Mr. Gunst:

The Board of Supervisors at its meeting on October 25, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 88-B1-8, 11, 14 and part of 88-b1-15, described as follows:

Beginning at a point on the W. line of Springfield Road, said point being 1.2 miles more or less from State Route 33; thence along the W. line of Springfield Road S. 37° 17' 03" W., 191.66' to a point; thence N. 55° 43' 45" W., 1084.65' to a point; thence S. 37° 23' 15" W., 600.37' to a point; thence S. 56° 43' 13" E., 452.68' to a point; thence S. 33° 06' 58" W., 209.92' to a point; thence S. 54° 58' 01" E., 633.73' to a point; thence along a curve to the right having a radius of 2384.18' for a distance of 108.23' to a point; thence S. 28° 04' 31" W., 62.85' to a point; thence N. 54° 58' 01" W., 226.82' to a point; thence along a curve to the left having a radius of 50.00', 70.71' to a point; thence S. 35° 01' 59" W., 223.69' to a point; thence N. 46° 15' 08" W., 1235.25' to a point; thence N. 01° 49' 08" W., 220.80' to a point; thence N. 06° 23' 08" W., 3.44' to a point; thence S. 81° 55' 19" E., 299.00' to a point; thence N. 06° 23' 08" W., 150.45' to a point; thence N. 81° 55' 19" W., 299.00' to a point; thence N. 06° 23' 08" W., 625.21' to a point; thence N. 26° 14' 54" W., 398.95' to a point; thence N. 03° 19' 54" E., 63.39' to a point; thence N. 74° 42' 17" E., 335.97' to a point; thence S. 59° 37' 07" E., 1772.68' to a point; thence S. 31° 12' 22" W., 190.00' to a point; thence S. 59° 06' 01" E., 541.50' to the point of beginning, said property containing 44.83 acres more or less, and being all of Henrico County property identification map no. 19-A-35, 20-A-20, 29-A-3, and a portion of Parcel 29-A-4, together with and subject to all covenants, easements and restrictions of record.

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. Minimum House Size. All houses shall have a minimum of 1,500 square feet of floor area.


Mr. Sidney J. Gunst, Jr.
Innsbrook North Associates
November 3, 1995

2

2. **Access Limitation.** There shall be no driveway access to or from Springfield Road for individual lots on the Property.
3. **Buffer Area.** For lots with rear yards adjacent to Springfield Road, a twenty-five (25) foot buffer will be provided in addition to the rear yard setback requirement. For lots with side yards adjacent to Springfield Road, a ten (10) foot buffer area will be provided in addition to the applicable setback requirement along the Springfield Road frontage of the Property. The buffer area will be used as a planting area or left in a natural state, and may contain utility easements. No fence shall be installed within ten (10) feet of the right-of-way line of Springfield Road, except for signage and entranceway fencing.
4. **Architectural Treatment.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys or direct vent fireplace enclosures shall be brick or of a siding similar to the exterior treatment of the dwelling. Exposed foundations of exterior walls and chimneys shall be of brick construction.
5. **Clearing Limitation.** Where practicable, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, customary accessory uses and wetland mitigation areas or when necessary for common areas.
6. **Lot Width.** No residential building lot developed on the Property shall be less than seventy (70) feet in width.
7. **Lot Size.** Residential lots developed on the Property shall average no less than 9,500 square feet in area.

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. Glenn R. Moore, Esquire
Mr. & Mrs. Ronald A. Morse
Mr. A. Thomas Andrews, Jr.