

SINGLE FAMILY DETACHED RESIDENTIAL

PT. OF 20-A-20A  
THREE CHOPT DISTRICT

**C-22C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

May 14, 1996

Re: **Conditional Rezoning Case C-22C-96**

Winterberry, L.L.C.  
c/o Mr. Sidney J. Gunst  
4222 Cox Road, Suite 100  
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on May 8, 1996 granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 20-A-20A, described as follows:

Beginning at a point on the W. line of Springfield Road, said point being 1.16 miles more or less from State Route 33; thence along a curve to the left having a radius of 1033.33' and arc length of 106.65'; being subtended by a chord of S. 40° 38' 46" W., 106.60' to a point; thence S. 37° 41' 22" W., 82.59' to a point; thence N. 59° 06' 01" W., 543.59' to a point; thence N. 31° 12' 22" E., 190.0' to a point; thence S. 58° 48' 22" E., 570.40' to the point of beginning, said property containing 2.404 acres more or less, and being Henrico County Property Identification Map No. 20-A-20A, 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 24, Code of Henrico (Zoning Ordinance):

1. **Minimum House Size.** All houses shall have a minimum of 1,500 square feet in floor area.
2. **Access Limitation.** There shall be no driveway access to or from Springfield Road for individual lots on the Property.
3. **Buffer Area.** For lot 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

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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. A. Thomas Andrews