

28-12-A-39,40,41,42 PT.100

SINGLE- FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

**C-24C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 14, 1996

Virgil R. Hazelett, P.E.  
County Manager

Re: **Conditional Rezoning Case C-24C-96**

**The Meadows Group, L.L.C.  
3919 Deep Rock Road  
Richmond, Virginia 23233**

**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-3AC One Family Residence District (Conditional) and C-1 Conservation District, part of Parcels 28-12-A-39, 40, 41, and 100, Meadows Subdivision, Section A, Block A described as follows:

**Parcel A:**

Commencing at a point on the N. line of Arrowleaf Court, said point being 418.12' from the W. line of Snowmass Terrace; thence N. 20° 10' 13" E., 82.09' to the point of beginning; thence N. 82° 26' 20" W., 227' more or less to a point; thence in a northwardly direction for a distance 96 feet more or less along the approximate limits of 100 year flood plain to a point; thence S. 63° 30' 00" E., 284' more or less to a point; thence N. 82° 26' 20" W., 57.67' to the point of beginning; together with and subject to covenants, easements and restrictions on record, said property being 0.316 acres more or less and being part of Tax Map. No. 87-A1-7.

**Parcel B:**

Commencing at a point on the N. line of Arrowleaf Court, said point being 418.12' from the W. line of Snowmass Terrace; thence N. 20° 10' 13" E., 82.09' to a point; thence N. 82° 26' 20" W., 227' more or less to the Point of Beginning; thence N. 82° 26' 20" W., 103' more or less to a point; thence N. 18° 11' 02" E., 127.09' to a point; thence S. 63° 30' 00" E., 101' more or less to a point; thence in a southwardly direction 96' more or less along the approximate limits of 100 year flood plain to the Point of Beginning, together with and subject to covenants, easements and restrictions on record, said property being 0.24 acres more or less and being part of Tax Map. No. 87-A1-7.

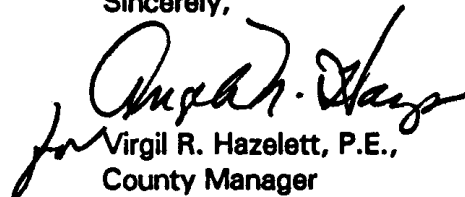
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exposed exterior portion of all residence foundations shall be constructed of block.

2. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys, including gas vents, shall be built on brick foundations.
3. All dwellings shall have public water and sewer connected at the developer's expense.
4. Foundations excepting basements, garages, or accessory/utility rooms shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
5. The exterior of all homes shall be of brick, vinyl, aluminum, composition board, or cedar. No plywood (T-111 or equivalent) shall be used on the exterior of any home.
6. No clearing shall take place on any lot except that as may be necessary for the construction of buildings, driveways, utilities, and open yards as determined at the time of construction plan approval or building permit review.
7. No prefab or modular homes shall be permitted.
8. All houses on lots which have a common lot line with any lot on Snowmass Drive shall a minimum size of 2,000 square feet of finished floor area, and shall have a two-car garage with a minimum size of 20' x 20'. All other houses shall have a minimum size of 2,200 square feet of finished floor area, or 1,800 square feet of finished floor area with a two-car garage with a minimum size of 20' x 20'.
9. All lots which have a common real lot line with any lot on Snowmass Drive shall have a minimum lot width of 80 feet at the front yard setback line. These lots shall contain a minimum of 10,500 square feet. All other lots within the subdivision shall contain an average of 10,200 square feet.

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  
Foster & Miller, P.C.