



43 - A- 44, 44A, & 45

SINGLE FAMILY RESIDENTIAL

FAIRFIELD DISTRICT

**C-41C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 21, 1996

Re: **Conditional Rezoning Case C-41C-96**

**RVG Development Co. L.L.C.**  
5407 Patterson Ave., Ste. 100  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on August 14, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 43-A-44, 44A and 45, described as follows:

Beginning at a point on the E. line of Telegraph Road, said point being 1862' +- south of the S. line of I-295; thence from said point of beginning S. 84° 16' 00" E., 1108.90' to a point in the W. line of Interstate Route 95; thence along the W. line of Interstate Route 95 in a southerly direction and a curve to the left having a radius of 34,222.47', 641.77' to a point; thence N. 78° 32' 30" W., 1169.91' to a point on the E. line of Telegraph Road; thence along the E. line of Telegraph Road N. 20° 54' 45" E., 538.05' and place of beginning, containing 15.31 acres.

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. **Protective Covenants -**  
Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the Conveyance of any portion of the property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the clerk's office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the property.
2. **Buffers -**
  - (a) For purposes of lessening the visual impact of Interstate 95 and Telegraph Road from adjacent single family, detached homes, a minimum buffer area of twenty-five (25) feet abutting I-95 and twenty (20) feet abutting Telegraph Road consisting of berms, landscaped or natural area, fencing, or a combination thereof, will be provided on the property along the eastern and western portions of the property, except to the extent required for utilities easements, signage, nature trails, or access to and from public or private right-of-way and other purposes requested and specifically permitted, or

required by the Planning Commission at the time of Plan of Development and/or Subdivision review or by any other governmental body or agency. This buffer would be in addition to the minimum yard setback as specified by the zoning ordinance. A landscaping plan shall be submitted to the planning office for review and approval prior to the recordation of the subdivision plat.

3. **House Size -**  
Each dwelling constructed on the property shall meet the minimum requirements for finished floor area applicable to dwellings constructed in a R-3 zoning district.
4. **Exposed portions of the foundations of any dwelling constructed on the property shall be of brick.** Any dwelling, however, which has a principal exterior finish made of "dryvit" or similar finish may have an exterior foundation consisting of "dryvit".
5. **All chimneys shall be brick, except on homes with "dryvit" siding, on which the chimney may be "dryvit". All direct vent fireplaces shall have foundation where exposed, and such foundation shall be similar to the house foundation. No cantilevered chimneys shall be allowed.**

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  
Ms. Marcella Hughes  
Mr. Michael D. Ritchie  
Mr. and Mrs. Raymond Ritchie