

PT. OF 46 - A - 21B

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-47C-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-47C-96

**Barrington Brooke Company
12321 Ashton Mill Terrace
Glen Allen, Virginia 23060**

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-3C One Family Residence District (Conditional), Part of Parcel 46-A-21B, described as follows:

Commencing at a point at the southwest end of Longview Landing Drive; thence N. 29° 54' 15" E., 421.34' to a point; thence N. 38° 08' 30" W., 159.53' to a point and the place of beginning; thence from said point of beginning N. 38° 08' 30" W., 6.10' to a point in the south line of proposed Three Chopt Road (relocated); thence with the S. line of said Three Chopt Road S. 54° 35' 32" W., 34.07' to a point; thence along a curve to the right having a radius of 991.82' and a length of 204.13', with a chord bearing of S. 62° 39' 23" W., a chord length of 302.94' to a point; thence continuing along the S. line of proposed Three Chopt Road along a curve to the right having a radius of 994.93', a length of 497.95' and a chord bearing of S. 86° 52' 09" W., 492.77' to a point; thence continuing along the S. line of proposed Three Chopt Road along a curve to the right having a radius of 995.99', a length of 87.01' and having a chord bearing of N. 77° 23' 19" W., 86.98' to a point; thence S. 64° 40' 39" W., 257.21' to a point; thence S. 72° 48' 59" E., 20.56' to a point; thence along a curve to the left having a radius of 998.05', a length of 237.83' and having a chord bearing of S. 79° 38' 35" E., a chord distance of 237.27' to a point; thence S. 86° 28' 11" E., 19.69' to a point; thence along a curve to the left having a radius of 994.93', a length of 669.61' and a chord bearing of N. 74° 14' 59" E., and a chord distance of 657.04' to a point; thence N. 54° 58' 08" E., 250.28' to a point and place of beginning, containing 1.98 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. ACCESS LIMITATIONS:

There shall be no direct vehicular access to or from any residential lot developed on the property to or from the proposed Three Chopt Road.

2. **LOT CLEARING:**

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.

3. **MINIMUM FINISHED FLOOR AREA:**

Homes shall have a minimum of 2,000 square feet of finished floor area.

4. **CHIMNEYS AND FOUNDATIONS:**

Chimneys constructed on the exterior wall of the dwelling shall be constructed of brick, dryvit or stone. Chimneys or direct vent fireplaces that extend outward from the wall of the structure shall be enclosed by the same material as the dwelling's exterior and shall have a foundation constructed of the same materials as the dwelling's foundation. No chimneys or fireplace enclosures shall be cantilevered. The exterior exposed portions of all foundation walls shall be constructed of brick, dryvit or stone.


5. **BUFFER:**

A buffer, a minimum of 20' in width, will be provided along and adjacent to the south right-of-way line of proposed Three Chopt Road as such right-of-way is determined at the time of subdivision review.

The buffer will consist of berms, landscaping, fencing or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utility and drainage easements, signage, access to and from public right-of-way as required by the Planning Commission at the time of subdivision review. No fencing may be installed within ten (10) feet of right-of-way line of proposed Three Chopt Road except for entranceway fencing.

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. E. Delmonte Lewis