

B-3
9
2.81 Ac.

MEADOWS APT
R-6C
25B
17.664 Ac.

New York
R-4
15
12.00 Ac.

Pennsylvania
R-4
20
12.00 Ac.

Georgia
R-4
31
12.00 Ac.

TELEGRAPH
R-2A
26
5.96 Ac.

BILTMORE
R-4
21
12.00 Ac.

Maryland
R-4
26
12.00 Ac.

TELEGRAPH
R-4
31
12.00 Ac.

STONEFIELD
R-2A
16
17.50 Ac.

TELEGRAPH
R-2A
27
17.50 Ac.

AYERS
R-3AC
44A
5.06 Ac.

TELEGRAPH WOODS
R-4C
46
5.23 Ac.

STONEMEADOW CT
R-2A
11
17.50 Ac.

A-1
49
12.08 Ac.

A-1
51
12.08 Ac.

A-1
52
6.88 Ac.

BROOK ROAD

BROOK ROAD

BROOK ROAD

TELEGRAPH ROAD

TAVERN GREEN RD

SINGLE - FAMILY RESIDENTIAL

C-52C-98



HENRICO COUNTY PLANNING OFFICE

43-A-43 Pt. of 27
FAIRFIELD DISTRICT

A-1, R-2A to R-3AC
6.30 AC.



Level Green Ln (Private)



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 20, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-52C-98

Mr. A. G. Bertozzi
Addon Associates, LLC
3006 Impala Place
Richmond, VA 23228

Gentlemen:

The Board of Supervisors at its meeting on October 14, 1998, granted your request to conditionally rezone property from A-1 Agricultural and R-2A One Family Residence Districts to R-3AC One Family Residence District (Conditional), Parcel 43-A-43, described as follows:

Beginning at a point, said point being approximately 146.3' east of the E. line of Tavern Green Road; thence from said point of beginning S. 88° 47' 58" W., 872.08' to a point; thence N. 01° 12' 02" W., 241.16' to a point; thence N. 88° 47' 58" E., 151.35' to a point; thence N. 49° 00' 48" E., 60.82' to a point; thence N. 88° 31' 50" E., 93.45' to a point; thence N. 01° 28' 10" W., 144.50' to a point; thence N. 88° 31' 50", 218.34' to a point; thence S. 01° 28' 10" E., 184.89' to a point; thence N. 88° 47' 58", 51.10' to a point; thence N. 11° 50' 24" E., 72.41' to a point; thence N. 88° 47' 58" E., 145.36' to a point; thence along a curve to the right having a radius of 328.00' and a length of 30.02' to a point; thence S. 85° 57' 24" E., 44.00' to a point; thence along a curve to the left having a radius of 372.00' and a length of 11.73' to a point; thence S. 85° 08' 13" E., 135.47' to a point; thence S. 02° 03' 42" E., 31.97' to a point; thence S. 02° 03' 48" E., 8.96' to a point; thence S. 05° 48' 50" W., 233.95' to the point of beginning, containing 6.3 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 24, 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

For purposes of lessening the visual impact of 1-95 from adjacent single family, detached homes, a minimum buffer area of twenty-five (25) feet , which is exclusive of rear yard setbacks, abutting 1-95 consisting of berms, landscaped or natural area or a combination thereof, will be provided on the property along the eastern portion of the property, except to the extent required for utility 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. A landscaping plan shall be submitted to the planning office for review and approval prior to the recordation of the subdivision plat. Buffers shall be maintained by the individual owners of the lots.

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. Easements

Easements that are in buffer areas shall generally be perpendicular to the buffer.

5. No more than 19 lots shall be developed on this property.

6. All foundations shall be brick or stone.

7. All Chimneys shall be brick or stone and be of consistent material with the foundation.

8. Cantilevered chimneys will not be allowed.

9. Entrance steps for dwellings shall be brick, stone or wood.

10. Pillars for entrance steps and porches shall be brick

11. It shall be prohibited to use trailers, tents, garages, barns or other outbuildings as temporary or permanent residences.

Addon Associates, LLC
October 20, 1998

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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,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett, for".

Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index