



A-1 to R-2AC
8.6 Ac.

MOUNTAIN ROAD

WOODMAN ROAD

I-295

RESIDENTIAL SUBDIVISION

C-68C-98



31-A-39 & 40
FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 30, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-68C-98

Mr. William L. Baker
14257 Rosmain Rd.
Montpelier, VA 23192

Dear Mr. Baker:

The Board of Supervisors at its meeting on November 24, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 31-A-39 and 40, described as follows:

Beginning at a point on the north line of Mountain Road said point being 439.01' east of the intersection of the northern line of Mountain Road and the eastern line of Bluebell Drive; thence from said point of beginning N 42° 45' 00" E, a distance of 359.35' to a point; thence N 46° 44' 00" W, a distance of 198.06' to a point; thence N 43° 16' 30" E, a distance of 616.94' to a point; thence S 46° 43' 30" E, a distance of 242.72' to a point; thence N 49° 30' 00" E, a distance of 21.84' to a point; thence S 45° 45' 00" E, a distance of 196.92'; thence S 39° 25' 00" W, a distance of 871.04' to the north line of Mountain Road; thence along the north line of Mountain Road, a distance of 325.88' to the point of beginning, containing approximately 8.6 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. The square footage requirements shall be a minimum of 1,750 square feet of finished floor space.
2. The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish shall have an exterior foundation consisting of "dryvit."
3. All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit." All fireplaces will have foundations, where exposed similar to the house foundations. No cantilevered chimneys to be allowed.
4. All homes shall have either brick siding, beaded vinyl siding, painted concrete siding, dryvit siding or comparable sidings and/or material.
5. There shall be no direct access for individual lots to and from Mountain Road.

6. The developer will provide connection to Rudwick Road.
7. There shall be a 25' (twenty-five) foot buffer adjacent to Mountain Road as such right-of-way is determined at the time of subdivision approval. No BMPs shall be permitted within the 25' buffer. The buffer shall be left in its natural state or contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easements, roads or other purposes requested and specifically permitted by the Planning Commission at the time of subdivision approval.
8. Restrictive covenants shall be recorded prior to the recordation of the first section of the subdivision of the subject property. Among other things listed in the restrictive covenants, all driveways shall be paved.
9. All front stoops and front exterior steps shall be brick except for homes with country front porches shall have: (a) no unpainted wood visible from the street or side yards, except lattice work; (b) brick piers where piers are exposed; (c) unpainted lattice under porches between piers; and (d) wooden steps.

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
Mr. Neil Farmer