

NOTE:
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

SINGLE - FAMILY RESIDENTIAL

C-62C-99



146-A-13
VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE

LINE	BEARING	DISTANCE
L1	S13°15'08"W	181.50'
L2	S73°37'32"E	89.33'
L3	N13°15'08"E	181.50'
L4	S31°36'10"W	55.31'

NOTE: PROPERTY LINE ALONG CENTERLINE OF CREEK

TM 140-A-45
BARBARA BANNISTER
DB 395, PG 96
PB 86, PG 222

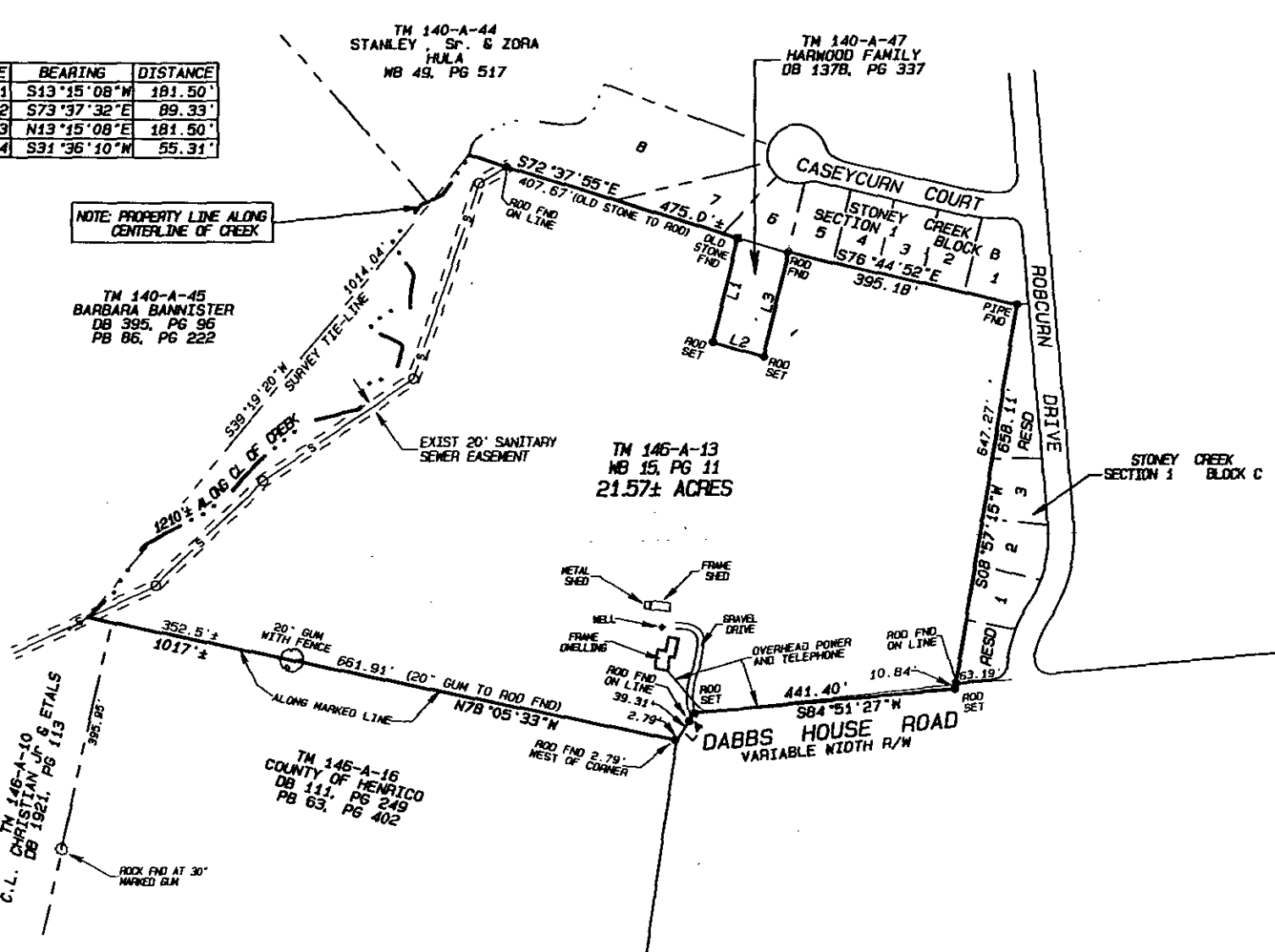
TM 140-A-44
STANLEY, Sr. & ZORA
HULA
WB 49, PG 517

TM 140-A-47
HARWOOD FAMILY
DB 137B, PG 337

TM 146-A-13
NB 15, PG 11
21.57± ACRES

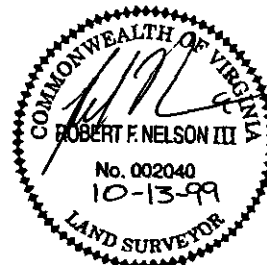
TM 146-A-16
COUNTY OF HENRICO
DB 111, PG 249
PB 63, PG 402

TM 146-A-10
CHRISTIAN, JR. & ETALS
DB 1921, PG 113



N
PB 107, PG 137

PLAT OF PROPERTY SITUATED ON THE NORTH LINE OF DABBS HOUSE ROAD, WEST OF ROBCURN DRIVE. VARINA DISTRICT, HENRICO COUNTY, VA.



C-62C-99

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS.

ENGINEERING DESIGN ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 50067

RICHMOND, VIRGINIA 23250

(804) 236-019

DATE: OCT. 13, 1999

SCALE:

JOB No.: 99330



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 21, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-62C-99

H. W. Owens, Inc.
2717 Willard Road
Richmond, VA 23294

Gentlemen:

The Board of Supervisors at its meeting on December 14, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 146-A-13, described as follows:

Beginning at a rod on the North line of Dabbs House Road, 63.19' West of Robcum Drive; thence, along Dabbs House Road, S84°51'27"W a distance of 441.40', to a rod; thence S31°36'10"W a distance of 55.31', to a rod; thence, leaving Dabbs House Road, N78°05'33"W a distance of 1017'+-, to a point in the centerline of a creek; thence in a northeasterly direction along the centerline of the creek a distance of 1210'+-, to a point; thence S72°37'55"E a distance of 475.0'+- to an old stone; thence S13°15'08"W a distance of 181.50' to a rod; thence S73°37'32"E a distance of 89.33', to a rod; thence N13°15'08"E a distance of 181.50', to a rod; thence S76°44'52"E a distance of 395.18', to a pipe; thence S8°57'15"W a distance of 658.11', to the point of BEGINNING; containing 21.57+ - acres.

The Board of Supervisors accepted the following proffered conditions, dated December 7, 1999, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The number of buildable lots in this subdivision shall not exceed 47.
2. The exposed front exterior portion of all residence foundations shall be constructed of brick. Any residence, however, which has a principal exterior finish made of "dryvit" or similar finish, may have the exposed exterior portion of all of its foundation consisting of "dryvit" or similar finish.
3. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before 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 all property within the subdivision. These covenants shall include provisions establishing an architectural review process for all homes in the subdivision.

4. The minimum finished floor area for all dwellings shall be:
 - a. One story - 1,100 square feet
 - b. One and one-half story - 1,350 square feet
 - c. Two story - 1,500 square feet
5. The subdivision plat shall provide for a twenty-five (25) foot wide landscape buffer along the rear of lots that abut the concept road. This buffer shall be in addition to the minimum yard setback as specified in the County Code. This proffer shall not apply to the existing dwelling.
6. No dwellings with the exception of the existing house shall front on Dabbs House Road or Concept Road 140-1.
7. All rights-of-way within the subdivision shall be fifty (50) feet in width.
8. The rezoning of the 100 year flood plain to C-1 Conservation District shall be initiated prior to final approval of the subdivision.
9. A pedestrian access easement shall be provided to the existing cemetery.
10. All fireplace chimneys shall be built on foundations that shall be of similar material and appearance as the dwelling foundation. No cantilevered chimneys shall be allowed.
11. The right of way for Concept Road 140-1 shall be dedicated to the County with the recordation of the subdivision plat.

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. Laraine Isaac
Mr. Randolph J. Segar