

295

295

A-1

A-1

CONTINATION

A

14NR
5.75Ac.

17B
4.028Ac.

A-1
PLAIN

R-2AC

14
27.7Ac.

A-1 to R-2AC
1,019 Acres

A-1
13

12
3.56Ac.

C-1

R-2AC

15
27.93Ac.

STAPLES MILL RD

A-1

30
6.692Ac.

R-2C

29A
33.184Ac.

A-1
Echo Lake

27E
A-1

27C
2.13Ac.

SINGLE-FAMILY RESIDENTIAL

34
2.8Ac.

33
2.17Ac.

R-2AC

36
2 pfs.
9.501Ac.

C-69C-99

0 200' 400' THREE CHOICES

20-A-13



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 21, 1999

Re: Conditional Rezoning Case C-69C-99

Mr. Russell H. Malone
Duma & Associates, L.C.
3524 Mayland Ct.
Richmond, VA 23233

Dear Mr. Malone:

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-2AC One Family Residence District (Conditional), Parcel 20-A-13, described as follows:

Commencing at a point of intersection of the western line of Staples Mill Road and on the southern line of Interstate Route 295; thence along and following Interstate Route 295 N. 76° 59' 23" W., 700.05' to the point of beginning; thence S. 39° 34' 16" E., 488.36' to a point; thence S. 86° 23' 40" W., 224.80' to a point; thence N. 12° 31' 20" W., 400.00' to the point of beginning, containing 1.019 acres.

The Board of Supervisors accepted the following proffered conditions, dated September 30, 1999, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

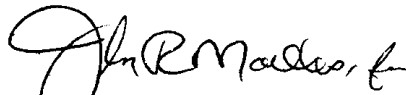
1. All proffers applicable to the R-2A zoning district and parcel set forth in Case No. C-32C-99 shall be applicable to the Property, so as to have the effect of revising the parcel description submitted with Case C-32C-99 as though such revised description had been a part of such Case and thereby bound by the proffers applicable thereto; however, Exhibit A referenced in Proffered Condition 13 hereof shall be the attached Exhibit A dated September 13, 1999.

Mr. Russell H. Malone
Duma & Associates, L.C.
December 21, 1999

2

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,

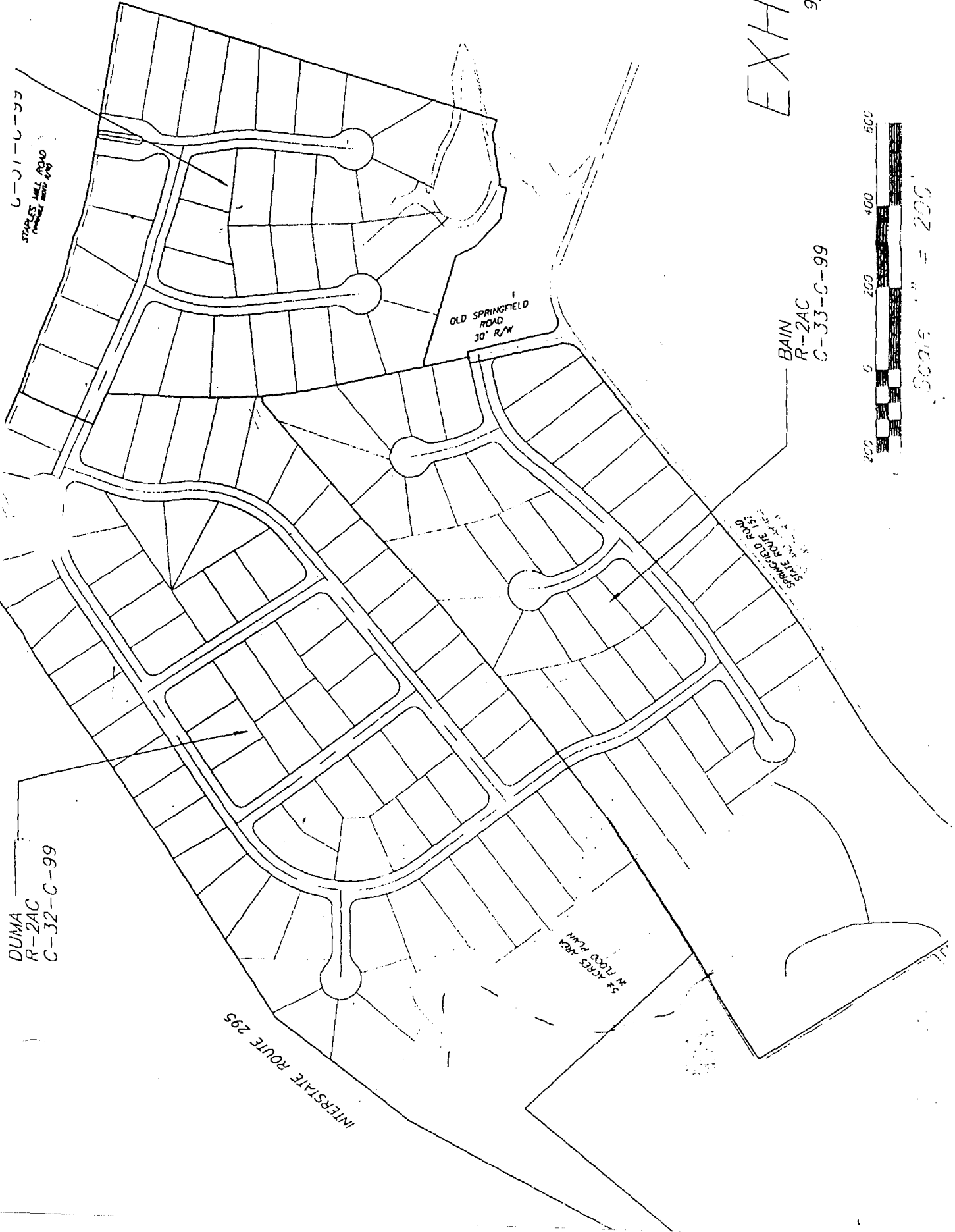


Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. and Mrs. Stephen C. Winter
Mr. James W. Theobald, Esquire

EXHIBIT A

9/13/99



Scale 1" = 200'

6-01-0-99
STARLES MILL ROAD

OLD SPRINGFIELD ROAD
30' R/W

BAIN
R-24C
C-33-C-99

DUMA
R-24C
C-32-C-99

INTERSTATE ROUTE 295

5 ACRES 320' x 120'
STATE ROUTE 295

STARLES MILL ROAD
STATE ROUTE 295

LEGAL DESCRIPTION

COMMENCING AT A POINT OF INTERSECTION ON THE WESTERN LINE OF STAPLES MILL ROAD AND ON THE SOUTHERN LINE OF INTERSTATE ROUTE 295.

THENCE ALONG AND FOLLOWING INTERSTATE ROUTE 295 N 76°59'23" W 700.05 FEET TO THE POINT OF BEGINNING.

THENCE S 39°34'16" E 488.36 FEET TO A POINT.

THENCE S 86°23'40" W 224.80 FEET TO A POINT.

THENCE N 12°31'20" W 400.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.019 ACRES. 10-1-AA

N/F
FNS REALTY, INC.
D.B. 2403, PG. 1168
TAX MAP # 20-A-14NR
5.604 ACRES

PLAT BOOK 86
PAGE 26

P.O.B.

NOTES

1. MAP COMPILED FROM COUNTY RECORDS AND MAP BY DEWBERRY & DAVIS RECORDED WITH D.B. 2403, PG. 1168 DATED DECEMBER 15, 1992
2. NO EASEMENTS OR IMPROVEMENTS SHOWN
3. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
4. CURRENT OWNERS: STEPHEN C. WINTER & SUSAN C. WINTER, D.B. 1871, PG. 118

INTERSTATE
(LIMITED ACCESS)

ROUTE 295

400.10'
N 12°31'20" W
1.019 ACRES
TAX MAP # 20-A-13
No. 9010

S 39°34'16" E
488.36'

700.05'
N 76°59'23" W

S 86°23'40" W
224.80'

N/F
IRENE CARNES WRIGHT
D.B. 1896, PG. 52
TAX MAP # 20-A-12
5.311 ACRES
(3.56 ACRES BY DEED)

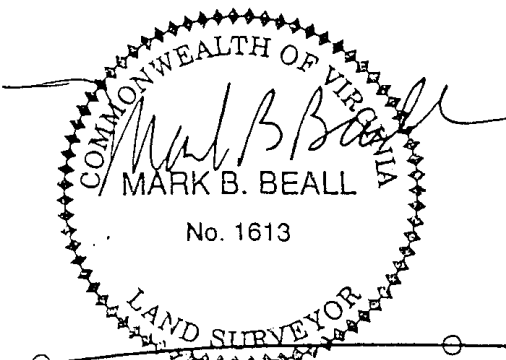
P.O.C.

N/F
FNS REALTY, INC.
D.B. 2403, PG. 1168
TAX MAP # 20-A-14
27.6± ACRES

N 39°34'16" W
429.63'

(LIMITED ACCESS)

TAPLES MILL ROAD
(VARIABLE WIDTH R/W)
STATE ROUTE 33



OLD SPRINGFIELD ROAD