

R-3

R-3

A-1

B-1

A-1

MIDVIEW ROAD

ROAD

A-1 to R-2C
2.87 Acres

R-3

A-1

A-1

A-1

RESIDENTIAL SUBDIVISION

C-26C-00



Pt. of 202-A-20A
VARINA DISTRICT



62
2.431 Ac.

71
22.074 Ac.

10
7.988 Ac.

WICKER MEADOWS
124
5 2

126
1283 1307 1321

7.29 Ac.

22

4N

2.871 Ac.

2 Ac.

2.6 Ac.

13
3 Ac.

14
2 Ac.

CARITOL VIEW
THE PADDOCKS

7

3

ANTIOCH BAPT

10B

17

16

15

16

15

CEDAR LAWN

30 32 33 36 37

20

19

22

21

20

19

18



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 18, 2000

Re: Conditional Rezoning Case C-26C-00

Mr. and Mrs. James L. Sailes
6729 Fourth Ave.
Richmond, VA 23231

Dear Mr. and Mrs. Sailes:

The Board of Supervisors at its meeting on July 1, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Part of Parcel 202-A-20A, described as follows:

Beginning at a point on the east line of New Market Rd. (St. Route 5), said point being located +/- 0.2 mile south of Midview Rd.; thence leaving New Market Rd. (parcel # 202 -A- 20A) N. 46° 51' 03" E, 676.59 feet to a point; thence S 43° 8' 57" E, 237.23 feet to the point; thence S 47° 02' 09" W, 753.56 feet to a point on the east line of New Market Rd; thence along New Market Rd. N 24° 58' 57" W, 246.83 feet to the point and place of beginning, containing 3.87 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 22, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. No residential drives shall have access directly to New Market Road.
2. No more than four (4) lots will be developed on the property.
3. All homes to be built on the subject property shall have at least sixteen hundred 1,600 square feet of livable space.
4. The exterior foundation of any dwelling constructed on the property shall be brick or stone. This will apply to future conversions or additions that are enclosed and intended for year-round use.
5. The exterior of all buildings to be constructed on the subject property shall be of vinyl, brick, stone, dryvit or natural wood siding. The Planning Commission may approve alternative materials that are compatible with adjacent homes.
6. All dwellings to be constructed on the subject property shall be constructed with a crawl space beneath the first floor except as specifically excluded as follows:

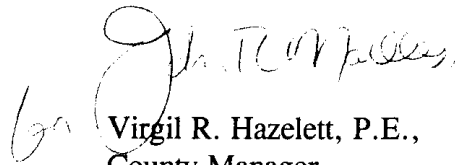
Mr. and Mrs. James L. Sailes
July 18, 2000

2

- a. The dwelling may be constructed over a basement.
 - b. An attached garage may have a concrete slab on grade floor system.
 - c. The dwelling may contain accessory floor rooms such as a Florida room, den, storage room, utility room, etc., which may have a concrete slab on grade floor system which does not exceed twenty percent (20%) of the area of the total first floor living space of the dwelling.
7. The exposed exterior portion of all fireplace chimneys shall be brick or stone. There shall be no cantilevered chimneys. This proffer shall not apply to direct vent gas fireplaces or appliances.

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