

See (193-A-2)

M-1

2  
286.1175Ac.

**Amend Proffered Conditions**

M-1

R-3C

A-1

A-1

192-A-42B, 43 & 43A  
192-12-A-1 thru 7, 20, 22, 26, 27  
Pts. 192-12-A, 21, 23, 24 & 25  
**VARINA DISTRICT**

HENRICO COUNTY PLANNING OFFICE

**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

**C-44C-00**





COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**  
August 15, 2000

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-44C-00

Mr. Alvin S. Mistr, Jr.  
The Winding Wood, L.P.  
6411 Jahodi Lane  
Richmond, VA 23231

Dear Mr. Mistr:

The Board of Supervisors at its meeting on August 8, 2000, granted your request to amend proffered conditions on Conditional Rezoning Case C-25C-95, being Parcels 192-A-42B, 43, 43A, 192-12-A-1 thru 7, 20, 22, 26, 27, part of 192-12-A-21, 23 thru 25.

The following substitute proffered conditions, dated August 2, 2000, accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance).

1. The exposed exterior portion of all residence foundations shall be constructed of brick. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys, including gas vents, shall be built on brick foundations.
2. The developer herein agrees to not develop the property under the controlled density development section of the Henrico County Ordinance.
3. All dwellings shall have public water and sewer connected at the developer's expense.
4. Foundations shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
5. The minimum finished livable square footage of dwellings shall be as follows:

A.	Two-Story	1,600 S.F.
B.	One and One Half Story	1,400 S.F.
C.	Ranch	1,450 S.F.

No more than fifty percent (50%) of the new dwellings in this development shall be ranchers. The size requirements for ranchers will apply only to homes for which building permits are issued after August 8, 2000.

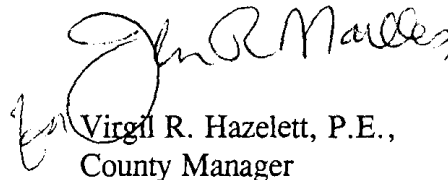
Mr. Alvin S. Mistr, Jr.  
The Winding Wood, L.P.  
August 15, 2000

2

6. The number of lots in this subdivision shall not exceed 30.
7. The developer shall dedicate up to ten (10) feet of additional right-of-way for Darbytown Road as required by the Henrico County Planning Commission at the time of subdivision approval.
8. No individual lots shall have direct access onto Darbytown Road.
9. The minimum size of any lot shall be 12,000 S.F.
10. Access shall be provided to the 5± acre parcel (28-A2-12) along the Concept Road as shown on Exhibit "A" (see case file).
11. A landscape buffer, 15 feet in width shall be provided along Darbytown Road. There shall be no ingress or egress through this buffer except to the extent necessary for roads and utilities as required by the Planning Commission at the time of subdivision approval. No permanent or temporary structures of any nature shall be constructed within the limits of the landscape buffer.

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 condition in the Conditional Zoning Index.

Sincerely,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index