



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 DETACHED RESIDENTIAL

192-A-20

C-37C-01



VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

March 19, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-37C-01

The Dakota Group, Ltd.
2701 Spigel Drive
Virginia Beach, VA 23454-1842

Dear Sir:

The Board of Supervisors at its meeting on March 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residential District (Conditional), Parcel 807-705-5501 (192-A-20) described as follows:

To establish a point of beginning, begin with a point of the northerly R/W line of Trailing Ridge Road and the westerly R/W line of Midview Road, then in a northerly direction 431.92 to the point of beginning. Having this established, the point of beginning; thence leaving the westerly R/W line of Midview Road 584° 30' 40" W, 1024.97', thence N 03° 36' 03" E 350.23', thence N 84° 45' 03" E 1037.09' to a point on the westerly R/W line of Midview Road; thence along said R/W line 503° 30' 40" W 351.24'; thence 584° 48' 40" W 12.51' to the point of beginning, containing 8.254 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 12, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Protective covenants: Prior to the conveyance of any portion of the property (other than for the dedication of easements, roads, or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the property.
2. Architectural Treatment: All houses shall be of traditional or colonial design substantially in accord with the elevations attached hereto (see case file).
3. Chimneys shall be brick and cantilevered chimneys shall be prohibited.
4. Foundations: Foundations shall have crawl spaces. The exterior foundation wall shall be brick. The same requirements shall apply to additions.

5. Garages: Houses shall be built with a one or two car attached garage.
6. Square footage: Two story single family dwellings shall have a minimum of 1700 square feet of finished floor area; single family ranch style dwellings shall have a minimum of 1400 square feet of finished floor area.
7. Healthy mature trees of a minimum six inch caliper shall be retained except for clearing of mature trees on residential lots which shall be limited to trees in areas required to accommodate the dwelling unit and normal and customary accessories, open yard areas and those limited areas required to permit public streets, utility services, driveways and drainage. Two shade trees shall be provided per lot where the natural environment does not provide the same.
8. Underground Utilities: Except for junction boxes, meters, existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
9. Water and Sewer: All lots/houses shall be served by public water and sewer.
10. Roads: Where the property adjoins Midview Road, the developer shall dedicate the right-of-way necessary for future widening of Midview Road. Stem lots and 40' right-of-ways shall be prohibited.
11. Street Connections: The only street connection from the Property shall be to Midview Road and Champagne Way. There shall be no street connections to other parcels.
12. Density and Lot Layout: The total number of single family lots shall not exceed 20 lots. Controlled density shall not be used. The houses on lots 1 and 20 shall be oriented to front on Midview Road and also have front yard setbacks of fifty (50) feet from Midview Road.

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,


6a Virgil R. Hazelett, P.E.,
County Manager

The Dakota Group, Ltd.
March 19, 2002

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pc: Director, Real Estate Assessment
Conditional Zoning Index
Glendale Homes/Trimmer Homes
Walter Monahan & Glen Moore
Robert Stout