

SINGLE - FAMILY RESIDENTIAL.

56-A-13A

THREE CHOPT DISTRICT

**C-8C-01**



HENRICO COUNTY PLANNING OFFICE

A-1



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

March 20, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-8C-01

Mr. Michael Tummillo  
7906 San Juan Road  
Richmond, VA 23229

Dear Mr. Tummillo:

The Board of Supervisors at its meeting on March 13, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 56-A-13A, described as follows:

Commencing at a point where the W. line of Clary Preston Drive meets the N. line of Church Road; thence N.  $83^{\circ}08'07''$  W., 16.71' to a point being the point of beginning; thence N.  $83^{\circ}08'07''$  W., 328.29' to a point; thence N.  $07^{\circ}13'00''$  E., 306.55' to a point; thence S.  $83^{\circ}01'52''$  E., 345.00' to a point; thence S.  $07^{\circ}13'00''$  W., 282.44' to a point; thence along a curve to the right having a delta angle of  $70^{\circ}38'03''$ , a radius of 25.00', a length of 30.82', a chord bearing of S.  $42^{\circ}32'02''$  W., and a chord distance of 28.91' to a point being the point of beginning, containing 2.423 acres or 105,453 square feet of land.

The Board of Supervisors accepted the following proffered conditions, dated March 13, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Church Road.
2. Minimum house sizes within the subdivision shall be:

1,900 Square feet for homes adjacent to Church Road and  
2,000 Square feet for homes adjacent to the Coventry Subdivision.

Ranch style homes shall be prohibited.

3. 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.

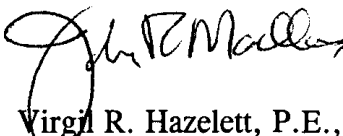
Mr. Michael Tummillo  
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4. No chimneys or fireplace enclosures shall be cantilevered.
5. The total number of lots developed on this property shall not exceed 8.
6. There shall be no stem shaped lots.
7. All rights-of-way shall be at least 44 wide.
8. A stub road shall be provided to the vacant parcels to the west unless otherwise requested and approved by the Planning Commission at the time of subdivision approval.
9. There shall be a twenty-five (25) foot landscaped buffer provided adjacent to the ultimate right-of-way line of Church Road. This buffer shall be in addition to the required setbacks. The landscaping within the twenty-five (25) foot buffer shall at a minimum meet the Henrico County twenty-five (25) foot transitional buffer requirements. Exceptions allowed within this landscaped buffer shall include utility easements and fences. Any fence within the buffer shall be at least fifteen (15) feet from the ultimate right-of-way of Church Road. All utilities shall run generally perpendicular to the landscaped buffer area.

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Ms. Anne J. Foster  
Est. of Rena Puffenbarger