



AMEND PROFFERS

N LAND USE PLAN
ELIMINATE BUFFER REQUIREMENT

C-14C-02
BROOKLAND DISTRICT

MARCH 2002

761-757-3368

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 16, 2002

Re: Conditional Rezoning Case C-14C-02

Mr. Henry L. Wilton
6405-G Dickens Place
Richmond, VA 23230

Dear Mr. Wilton:

The Board of Supervisors at its meeting on April 9, 2002, granted your request to amend proffered conditions on Conditional Rezoning Case C-27C-95, on Parcels 761-757-2565 (59-15-A-15), 761-757-3368 (16) and 761-757-4071 (17) in the Hunters Ridge subdivision, containing approximately 0.95 acre.

The Board of Supervisors accepted the following proffered conditions, dated February 27, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Requested Amendment of Proffered Conditions to C-27C-95 for Lots 15, 16 & 17 Block A in the Hunter's Ridge Subdivision. 2/25/02

Delete in its entirety Proffer No. 5.

1. Foundations - The exterior portion of residence foundation above finished grade shall be constructed of brick or dryvit.
2. No portion of the property shall be developed as controlled density subdivision.
3. The minimum square footage for houses within the development shall be 1,200 square feet for ranchers, 1,300 square feet for cape cods, and 1,400 square feet for two stories of which up to one third may be unfinished. However, for the dwellings on lots adjacent to Traditional Manor Subdivision, the minimum square footage shall be 1,400 sq. ft. (of which up to one-third may be unfinished) and must include an attached garage. No ranchers shall be allowed on the lots adjacent to Traditional Manor Subdivision.

4. The property shall be developed with a maximum of 3 units per acre.
5. Deleted.
6. All fireplace chimneys, including gas vents, shall have a brick or dryvit foundation and be enclosed in brick or dryvit and/or a siding similar to the homes' exterior. No cantilevered chimneys to be allowed.
7. Any lots immediately adjacent to Traditional manor Subdivision shall meet the minimum square feet per lot requirement under the R-3 zoning classification (minimum of 11,000 sq. ft.).
8. There shall be no open burning within this property.
9. There shall be no vehicular access connection provided between Redstone Drive and Darnell 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,



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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Sheri L. Savelli
Mary Elizabeth Yeager
Jeff N. Fuerte