

ZONING
RESIDENTIAL SUBDIVISION
Ref. 832-715-6872
Parcels or Portions thereof identified on this
sheet are within the Airport Safety Overlay
District and are subject to Special Regulations

C-39C-02
Varina District



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 20, 2002

Re: Rezoning Case C-39C-02

Hugh W. Owens
Pinecreek, LLC
2717 Willard Road
Richmond, VA 23294

Dear Mr. Owens:

The Board of Supervisors at its meeting on August 13, 2002, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional) to R-3C One Family Residence District (Conditional), Parcels 832-715-6872 (164-A-51), 833-716-0432 (165-A-12E), and part of Parcel 832-717-6312 (165-A-12A) described as follows:

Part of Parcel No. 832-717-6312

Beginning at a point, said point being the southwesterly corner of this parcel and the northwesterly corner of Parcel 833-716-0432, thence N50°26'47"E a distance of 214.32', thence S47°51'58"E a distance of 175.10', thence S49°53'45"W a distance of 50.85' to the beginning of a curve to the left having a radius of 424.49' and a central angle of 42°24'34" and being subtended by a chord which bears S28°41'25"W 307.08' a distance of 314.20', thence N20°36'15"W a distance of 240.13' to the beginning of a curve to the left having a radius of 909.93' and a central angle of 3°58'50" and being subtended by a chord which bears N22°35'40"W 63.20' a distance of 63.22' to the point of beginning, containing 1.202 acres, more or less.

Parcel 833-716-0432

Beginning at a point, said point being the northwesterly corner of this parcel and the southwesterly corner of Parcel No. 832-717-6312, thence along a curve to the right having a radius of 909.93' and a central angle of 3°58'50" and being subtended by a chord which bears S22°35'40"E 63.20' a distance of 63.22', thence S20°36'15"E, a distance of 240.13' to a point on a curve having a radius of 424.49' and a central angle of 28°00'51" and being subtended by a chord which bears S06°31'17"E 205.49' a distance of 207.55'; thence N20°36'15"W, a distance of 439.44' to the beginning of a curve to the left having a radius of 859.93' and a central angle of 3°05'17" and being subtended by a chord which bears N22°08'53"W 46.34' a distance of 46.35', thence N50°26'47"E, a distance of 51.86' to the point of beginning, containing 0.413 acre, more or less.

Parcel No. 832-715-6872

Beginning at a point, said point being the most northwesterly corner of this parcel and the southeasterly corner of Parcel No. 833-716-0432, thence along a curve to the right having a radius of 859.93' and a central angle of 3°05'17" and being subtended by a chord which bears S22°08'53"E 46.34' a distance of 46.35', thence S20°36'15"E, a distance of 439.44'; thence S20°36'15"E, a distance of 215.56' to the beginning of a curve to the left having a radius of 449.88' and a central angle of 43°36'50" and being subtended by a chord which bears S42°24'40"E 334.24' a distance of 342.45', thence S64°13'05"E a distance of 100.68'; thence S12°20'03"W, a distance of 151.29'; thence N78°45'40"W, a distance of 174.12'; thence N80°24'21"W, a distance of 340.21'; thence N78°37'46"W, a distance of 527.81'; thence S12°44'47"W, a distance of 18.11'; thence N75°00'26"W, a distance of 420.40'; thence S15°03'30"W, a distance of 420.30'± to the northerly line of Old Williamsburg Road and to the beginning of a curve to the left having a radius of 1920.73' and a central angle of 6°30'37" and being subtended by a chord which bears S89°59'33"W 218.13' a distance of 218.24'; thence S86°44'15"W tangent to said curve, a distance of 187.19', thence N03°15'45"W, a distance of 40.13' thence S87°43'50"W, a distance of 54.91'; thence N49°27'00"E, a distance of 314.76', thence N55°19'20"E, a distance of 572.27'; thence N50°14'33"E, a distance of 469.46'; thence N42°47'31"E, a distance of 140.04'; thence N50°26'47"E, a distance of 398.92' to the point of beginning, containing 19.20± acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated May 30, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The minimum finished floor area of the dwellings shall be:
 - a) One thousand seventy five (1075) square feet for a one-story dwelling.
 - b) One thousand two hundred (1200) for a one and one-half story dwelling.
 - c) One thousand three hundred fifty (1350) square feet for a two-story dwelling.
2. The exposed exterior portions of all residence foundations shall be brick or brick faced, except Dryvit may be used if Dryvit is used as the siding. Brick or a siding similar to the dwelling's exterior shall enclose all fireplace chimneys including gas vents. All fireplace chimneys, including gas vents,

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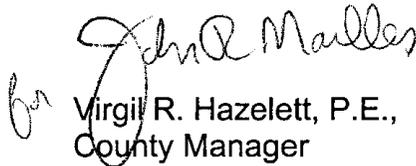
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shall be built on brick foundations which shall be constructed to ground elevation.

3. All dwellings shall be built with crawl spaces.
4. No plywood shall be used on the exterior of any dwelling.
5. No stem shaped lots or stem lots shall be allowed.
6. All lots shall be served by public water and sewer.
7. All rights-of-way within the development shall have a minimum width of fifty (50) feet.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Laraine Isaac/Robert F. Nelson, Jr.