



B-1, R-3 & O-1 to R-3C
7.239 Acres

Prop.
 New Market Place

ZONING
 RESIDENTIAL

C-78C-02
 Varina District



March 2003

Ref. 801-703-7934

0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 18, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. William R. Elliott
Elliott Properties II
109 Doverland Road
Richmond, VA 23229

Re: Conditional Rezoning Case C-78C-02

Dear Mr. Elliott:

The Board of Supervisors at its meeting on March 11, 2003, granted your request to conditionally rezone property from O-1 Office District, B-1 Business District, and R-3 One Family Residence District to R-3C One Family Residence District (Conditional), Parcel 801-703-7934 and part of Parcel 801-703-7169, described as follows:

Beginning at a point on the eastern line of State Route No. 5 (New Market Road); thence N48°53'09"E 170.27' to a point; thence along a curve to right with a radius of 1865' a distance of 48.24' to a point; thence N88°28'37"E 63.69' to a point; thence N01°20'28"W 222.96' to a point; thence N47°18'08"E 23.79' to a point; thence N42°41'52"W 221.53' to a point; thence S47°17'03"W 98.93' to a point; thence N31°05'44"W 150.01' to a point; thence N88°39'32"E 737.20' to a point; thence S02°43'58"E 209.20' to a point; thence S05°34'59"E 259.84' to a point; thence S04°29'59"E 154.67' to a point; thence S89°20'42"W 395.75' to the point of beginning, containing 7.366 acres.

The Board of Supervisors accepted the following proffered conditions, dated March 7, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Dwellings shall have a minimum of 1,650 square feet of finished floor area.
2. All dwelling shall have two (2) stories.
3. All dwellings shall have a crawl space. Slab foundations shall only be permitted to accommodate sheds or garages.
4. All exterior, exposed foundations shall be brick.
5. Any dwelling on a lot with frontage along New Market Road shall have shutters on the rear windows. This shall include lots abutting planting strips, easements, common area or similar strips of land abutting New Market Road.

Mr. William R. Elliott
Elliott Properties II
March 18, 2003
Page 2

6. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
7. Accessory buildings shall be at least thirty-five (35) feet from New Market Road.
8. No lot or dwelling shall have driveway access onto New Market Road.
9. A twenty-five (25) foot planting strip easement shall be provided along New Market Road. A subdivision landscape plan showing supplemental landscaping shall be submitted for Planning Commission approval prior to the issuance of the certificate of occupancy for the first house.

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,


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

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