

A-1 to R-3C  
7.15 Acres



October 2003

**ZONING**  
SINGLE - FAMILY  
RESIDENTIAL  
Ref. 745-766-3912



0 400 Feet

**C-53C-03**  
Three Chopt District



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

November 19, 2003

Virgil R. Hazelett, P.E.  
County Manager

Mr. William W. Johnson  
1670 Mountain Road  
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-53C-03

Dear Mr. Johnson:

The Board of Supervisors at its meeting on November 12, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), on part of Parcel 745-766-3912, described as follows:

Beginning at a point at the southwest corner of the property, said point being S41°30'45"W, and a distance of 1210.23' from the southwest terminus of Sadler Grove Road; thence N47°11'55"W for a distance of 832.17' to a point; thence N47°26'50"W for a distance of 108.7' more or less to the limits of the 100 year flood plain (limits of flood plain to be determined with construction plans); thence in a southeastwardly direction and along the limits of the 100 year flood plain for a distance of 1346' more or less to a point; thence S41°30'45"W for a distance of 197' more or less to a point, said point being the point of beginning, containing 7.15 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated October 3, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Restrictive Covenants.** Prior to or concurrent with the recordation of the subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
2. **Minimum House Size.** The minimum size for any house constructed on the property shall be a minimum of 2,200 square feet of finished floor area.
3. **Density.** The development shall not exceed 2.2 dwelling units per acre on the properties defined in this case and Rezoning Cases C-3C-03, C-74C-02, C-4C-

01, C-2C-01, and C-77C-99 in the aggregate. The density calculations shall be provided at the time of each subdivision.

4. **Building Materials.** Houses on the Property shall be constructed with brick, stone, drivit, hardiplank or an equivalent or vinyl siding or other material approved by the Director of Planning, but not masonite siding or block. A minimum of 50% of the houses on the Property shall have brick or stone fronts or an equivalent amount of brick or stone used on houses as approved by the Director of Planning.
5. **Fireplace Chimneys.** All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations.
6. **Foundations.** The visible portions of the residence foundations shall be constructed of brick or stone.
7. **Underground Utilities.** All proposed utilities except for junction boxes and meters shall be placed underground, unless technical or environmental reasons require otherwise.
8. **Street Improvements.** The streets of the subdivision shall be constructed of asphalt. The portion of any street where a lot fronts the street shall be designed with standard curb and gutter.
9. **Stem Lot Regulation.** No stem lots shall be developed on the Property.
10. **Driveways.** There shall be a provision in the restrictive covenants which requires all driveways to be constructed of hard surface materials.
11. **Sod and Irrigation.** There shall be a provision in the restrictive covenants which requires sod and irrigation in the front yards of all dwellings units.
12. **Lot Size.** The lots which are adjacent to the C-1 district shall be a minimum of ninety (90) feet in width and contain an average minimum of 12,500 square feet of area. All other lots shall be a minimum of eighty-five (85) feet in width.
13. **Garages.** Each house on the Property shall be constructed with a two (2) car garage, except for houses originally used as a model home. A minimum of 50% of the garages shall have a side or rear entry.
14. **Trees.** A minimum of two (2) trees measuring a minimum of 2.5" in caliper shall be retained or planted in the front of each lot.

Mr. William W. Johnson

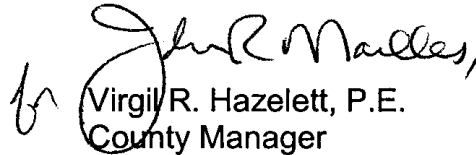
November 19, 2003

Page 3

15. **Sound Proofing**. Homes constructed on lots located within three hundred (300) feet of the Interstate 295 right-of-way shall incorporate a ½" to 5/8" layer of foamed-in-place urethane insulation in the walls in addition to the batt insulation thickness required by the Building Code.
16. **Severance**. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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: Mr. Joseph E. Liesfeld, Jr.  
Director, Real Estate Assessment  
Conditional Zoning Index