

A-1

Prop. Estates of Hampshire

R-2AC

A-1

A-1 to R-2AC
17.70 Acres

A-1

R-2C

A-1

R-3C

A-1

RTHC

A-1

ZONING

Single - Family Residential

C-60C-03

Three Chopt District



November 2003

Ref. 742-773-2472

0 400 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 1, 2005

Mr. Neil Farmer
Willbrook, LLC
10001 Patterson Avenue
Richmond, VA 23233

Re: Conditional Rezoning Case C-60C-03

Dear Mr. Farmer:

The Board of Supervisors at its meeting on January 25, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), on part of Parcels 741-774-7210, 741-775-7309, 741-773-9074 and 742-773-2472, described as follows:

Beginning at a point in the lot line between lot 12 and lot 13, Bridlewood Subdivision, said point being 1950'± along Hames Lane from Shady Grove Road; thence N56°15'30"E, a distance of 492'± from Hames Lane to said point of beginning; thence from said point of beginning N63°56'17"W, a distance of 200'± to a point; thence N33°56'18"W, a distance of 114.97' to a point in the lot line between lot 10 and lot 11 of Bridlewood Subdivision; thence along the line between lot 10 and lot 11 of Bridlewood Subdivision N38°37'30"E, a distance of 185' to a point; thence N33°56'18"W, a distance of 416.41' to a point; thence S52°13'25"W, a distance of 176.90' to a point; thence N33°56'18"W, a distance of 327.21' to a point; thence N2°46'45"W, a distance of 90'± to a point; thence N52°13'25"E, a distance of 429.16' to a point; thence S57°46'43"E, a distance of 516.06' to a point; thence along a curve to the left having a radius of 1455' a length of 353.15' to a point; thence S38°13'40"E, a distance of 162.36' to a point; thence S48°15'40"E, a distance of 155.10' to a point; thence S40°15'40"E, a distance of 97.81' to a point; thence along the lot line between lot 12 and lot 13, Bridlewood Subdivision S56°15'30"W, a distance of 825'± to a point and place of beginning, containing 17.7± acres.


The Board of Supervisors accepted the following proffered conditions, dated January 12, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Maximum Density:** The maximum number of building lots that may be constructed on the Property shall not exceed 2.1 units per acre in the aggregate.
2. **Foundations and Chimneys:** The exterior exposed portions of the foundations and chimneys below the first floor elevation of any dwelling constructed on the Property shall be finished with brick or stone. There shall be no cantilevered chimneys, closets, bay windows or gas vent units. All decks shall be constructed with brick or stone piers.
3. **Exterior Materials:** At least 50% of all dwellings on the Property shall have at least 50% of their front exposed exterior walls (above finished grade) constructed of brick or stone unless different architectural treatment and/or materials are specifically requested and approved by the Director of Planning with respect to the exposed portion of any such wall.
4. **Garages:** A minimum of a two-car garage shall be constructed on each lot. No more than twenty-five percent (25%) of all dwellings on the Property shall have garage doors on the front of the dwelling.
5. **Minimum Lot Width:** At least sixty percent (60%) of all buildable lots on the Property shall have a minimum lot width of 90 feet. The term "lot width" shall be defined herein as the width of a lot measured at the established building setback line.
6. **Minimum Finished Floor Area:** All dwellings shall have a minimum finished floor area of 2800 square feet, exclusive of garage.
7. **Driveways:** All driveways shall be constructed of exposed aggregate, asphalt, brick, concrete or pre-cast pavers.
8. **Hames Lane:** There shall be no direct access from the Property to Hames Lane.
9. **Woolshire Court:** There shall be no direct access from the Property to Woolshire Court.
10. **Road Construction:** A public road shall be constructed to the Property boundary line adjoining that property designated as Lot 13 on the Bridlewood Subdivision Plan recorded in the Clerk's Office Circuit Court of Henrico County, Virginia in Plat Book 75, page 85.
11. **Underground Utilities:** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.

12. **Lot Clearing**: During the initial development of the Property, the clearing of healthy trees measuring 6 or more inches in diameter on the lots shall be limited to areas required to accommodate the dwellings, driveways, road improvements, sidewalks, utility lines and customary accessory uses. A minimum of two (2) trees measuring a minimum of 2.5 inches in caliper shall be retained or planted in the front of each lot.
13. **Restrictive Covenants**: Prior to or concurrent with the recordation of each subdivision plat approved by the County of Henrico, restrictive covenants describing development controls and maintenance responsibilities for all common areas within the subdivision shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia.
14. **C-1 Zoning**: Applicant shall file an application for C-1 zoning for the areas within the Property that are within the 100 year flood plain, unless such areas are needed for roads, access ways or other purposes approved or required by the Planning Commission or any other governmental body or official at the time of subdivision approval. Such rezoning application shall be filed prior to final subdivision approval.
15. **Cash Proffers**: Prior to the release of a building permit for any dwelling on the property, a cash proffer pursuant to the cash proffer policy adopted by Henrico County, not to exceed \$10,048, and applicable to the proposed residential development on the property shall be paid per residential lot to mitigate the development's impact on public facilities. Cash Proffers not used for the purposes specified in the County policy shall be returned to the payer 15 years after receipt.
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,


Virgil R. Gazelett, P.E.
County Manager

Mr. Neil Farmer
February 1, 2005
Page 4

pc: Ms. Lindsay A. Ward and Ms. Patricia D. Ward
Mr. Thomas and Mrs. Janel Cassara
Mr. Mark and Mrs. Mary Lou Fleisher
Mr. Ralph L. Axelle, Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Dr.. Penny Blumenthal – Director, Research and Planning