

A-1 to R-2C  
4.076 Acres

**ZONING C-71C-03**  
Single - Family Residential  
Three Chopt District

December 2003

\* Zoning labeled with asterisk, included in the West Broad Street Overlay District

Ref. 741-760-8628

0 400 Feet



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 17, 2004

John J. and Ima M. Liesfeld Family LLC  
a Virginia Limited Liability Company  
c/o Mr. Tom Liesfeld  
20061 Vontay Road  
Dabneys, VA 23102

Re: Conditional Rezoning Case C-71C-03

Dear Mr. Liesfeld:

The Board of Supervisors at its meeting on August 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), on part of Parcel 741-760-8628, described as follows:

**Area VI**

From a point at the northern most corner with lot 3A, Barrington Valley Subdivision; thence S49°32'19"W, a distance of 236.28' to a point; thence N38°11'45"W, a distance of 159.56' to a point on Three Chopt right-of-way; thence N54°59'46"E, a distance of 140.97' to a point; thence along a curve to the right with a radius of 918.24', a length of 343.80' to a point; thence along a curve to the right with a radius of 921.93', a length of 336.34' to a point; thence S35°40'46"E, a distance of 33.82' to a point; thence S31°11'48"W, a distance of 493.68' to a point; thence N46°25'19"W, a distance of 336.40' to the point of beginning, containing 4.076 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 20, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Finished Floor Area.** Homes located on the Property shall have a minimum of 3,000 square feet of finished floor area.
2. **Garages.** A minimum of a two-car garage shall be attached to each home constructed on the Property. Each home shall have the garage doors open towards the side or rear of the home.

3. **Exterior Materials.** Each home (including any attached garages) on the Property shall have at least seventy percent (70%) of their exposed exterior walls (above finished grade and excluding doors and windows) constructed of brick or stone or any additional finishes specifically requested and approved by the Director of Planning. Other than for architectural features, each home's front exterior exposed wall (above finished grade) shall be constructed of brick or stone. No home shall have exterior walls constructed of any exterior material other than brick, stone, stucco, colonial beaded siding, concrete board, or exterior insulating finish system, or other material approved by the Director of Planning.
4. **Landscaping.** At least two shade trees per residential lot on the Property (minimum of 2.5" in caliper) will be planted in the front yard where the natural environment does not provide such trees otherwise. Front yard lawns and side yard lawns adjacent to public streets shall be sodded and irrigated with an underground automatic sprinkler system.
5. **Dwelling Foundations.** The visible portions of exterior home foundations for homes on the Property shall be constructed of brick or stone, including any foundations resulting from future conversions or additions that are enclosed and intended for year-round use.
6. **Chimneys and Flues.** The exposed portion of a chimney of any home located on the Property shall be constructed of brick or stone. The exposed portion of a flue for a direct-vent gas fireplace of any home located on the Property shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.
7. **Lot Clearing.** The clearing of healthy trees measuring 6 or more inches in diameter on the home lots on the Property shall be limited to areas required to accommodate the homes, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for the construction of a home.
8. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.
9. **Roads and Curb and Gutter.** All roads on the Property shall be constructed with standard full-faced curb and gutter, unless otherwise approved by the County.
10. **Construction.** Exterior construction and development on the Property shall begin no earlier than 7:00 a.m. and shall end no later than 8:30 p.m., Monday

through Friday, 8:00 a.m. to 8:30 p.m. on Saturday and 1:00 p.m. to 8:30 p.m. on Sunday.

11. **Three Chopt Road Planting Strip.** A planting strip of at least twenty-five (25) feet in width shall be reserved on any lots adjoining right-of-way line of Three Chopt Road. This planting strip shall contain irrigation, landscaping (including street trees and a hedge row) and natural open areas, except existing easements and as required for utility and drainage easements, which, as much as practical, shall run perpendicular to this planting strip. Unless otherwise approved by the Planning Commission, this planting strip shall include a wooden opaque fence a minimum of six (6) feet in height running generally along Three Chopt Road. This fence shall be uniform along its entire length and shall be compatible with the design, nature and appearance of any fence otherwise located along Three Chopt Road within surrounding subdivisions. This planting strip shall also include a row of Leyland Cyprus planted at a minimum of six (6) feet in height and no more than twelve (12) feet apart (measured from the center of the tree). Such Leyland Cyprus plantings shall be made between the fence within the planting strip and Three Chopt Road.
  
12. **Restrictive Covenants.** Prior to or concurrent with the recordation of a plat approved by the County of Henrico, Virginia: (a) subject to approval by the Barrington Valley Homeowners' Association, any lot adjoining Longview Landing Court shall become part of the Barrington Valley Homeowners' Association equal to any other lot in Barrington Valley Subdivision; and (b) subject to approval by the Barrington Homeowners' Association, any lot accessing directly or indirectly from Barrington Hill Drive shall become part of the Barrington Homeowners' Association equal to any other lot in Barrington Subdivision. If either the Barrington Valley Homeowners' Association or the Barrington Homeowners' Association refuses to accept any such lot within ninety (90) days of written request for the same, such lot shall become subject to a document to be approved by the Henrico County Attorney's Office and recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia that sets forth development controls and maintenance responsibilities for all common areas and all entranceways within the Property, which shall include but not be limited to:
  - (a) **Architectural Control Committee.** The developer shall appoint at least three individuals to an Architectural Control Committee (ACC) to review and approve all improvements to be constructed on any building lots. The developer may replace the ACC members as needed and as determined appropriate by the developer.

- (b) **Roof.** The roof of each home shall be constructed with a 25-year dimensional shingle or any shingle of greater quality as determined by the ACC.
  - (c) **Mailbox.** The mailbox for each home shall conform to a subdivision-wide standard consistent with Barrington and Barrington Valley Subdivisions.
  - (d) **Clearing of Trees.** Clearing of healthy trees measuring 6 or more inches in diameter on the lots shall be limited to areas required to accommodate homes, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for the construction of a home.
  - (e) **Walkways.** Walkways for homes shall be constructed of brick pavers, exposed aggregated concrete or other material approved by the ACC. Plain smooth concrete shall not be permitted for walkways.
  - (f) **Driveways.** All driveways for homes shall have topsoil removed and subgrade compacted with a minimum of six inches of base stone installed. Finished drives shall be constructed of brick pavers, exposed aggregate concrete, interlocking pavers, asphalt or other material approved by the ACC.
  - (g) **Lighting.** All exterior lighting shall be approved by the ACC as to location, size and intensity.
13. **Maximum Density.** No more than five building lots may be developed on the property. No more than one lot may access directly to and from Longview Landing Court. Any residual land that is reserved to be combined with land adjacent to this Property to form a buildable lot would not be counted toward this density restriction. No lot shall have access to Three Chopt Road.
14. **Planting Easement.** A landscaping and planting easement ten (10) feet in width along Barrington Hill Drive shall be provided upon any lot adjoining Three Chopt Road and Barrington Hill Drive for the non-exclusive use by and to benefit the Barrington Homeowners' Association.
15. **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 any of the other proffers or the unaffected part of any such proffer.

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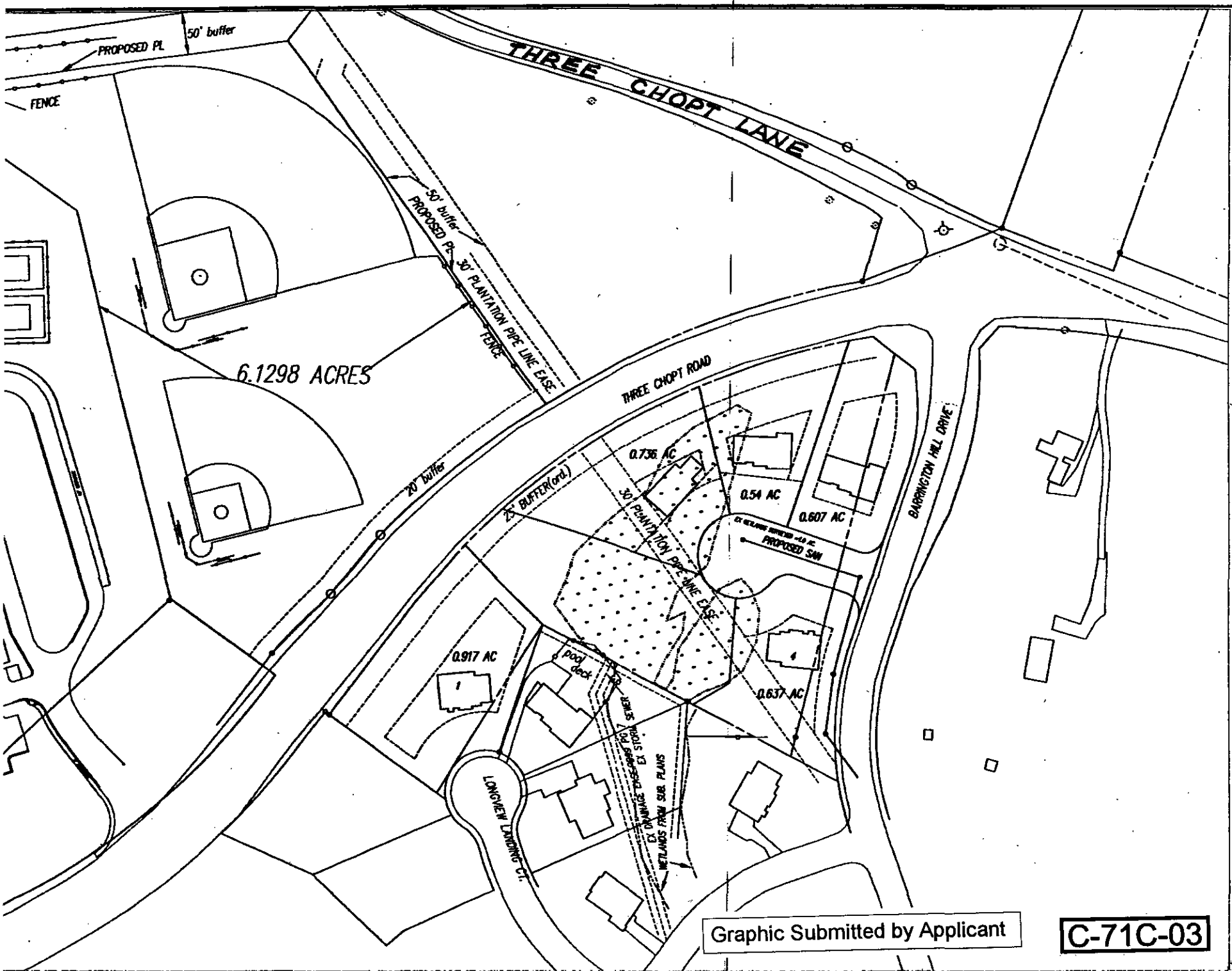
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett" with a stylized flourish at the end.

Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Ralph L. Axselle, Jr., Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index  
Ms. Penny Blumenthal – Director, Research and Planning



6.1298 ACRES

THREE CHOPT LANE

THREE CHOPT ROAD

BARRINGTON HILL DRIVE

LONGVIEW LANDING CT.

0.736 AC

0.54 AC

0.607 AC

0.917 AC

0.637 AC

Graphic Submitted by Applicant

C-71C-03

Consulting Engineers, Land Surveyors & Planners  
**ED LEWIS & ASSOCIATES**  
 1111 Spencer Blvd., Eastford, VT 05051  
 Phone: (802)285-9145 Fax: (802)285-1280

ENGLEWOOD  
 THREE CHOPT DISTRICT  
 HENRICO COUNTY, VA.  
 SCHEMATIC LOT LAYOUT R-2C



DATE: 11/15/03  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 SCALE: AS SHOWN

