



Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

Pie

C-65C-05
Zoning
 Single-Family Residential
 Fairfield District
 400 Feet
 PS August 2005 Ref: 809-733-6061



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 20, 2005

Maggie J. Buchanan
3512 Harvie Road
Richmond, VA 23223

Re: Conditional Rezoning Case C-65C-05

Dear Ms. Buchanan:

The Board of Supervisors at its meeting on December 13, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 809-733-6061, described as follows:

Commencing at a point on the north line of Meadowview Lane 10.00 feet east of Harvie Road, thence N 05°28'49" E 208.71 feet to a point, thence S 84°31'11" E 208.71 feet to a point, thence S 05°28'49" W 208.71 feet to a point, thence N 84°31'11" W 208.71 feet to the point and place of beginning. Said parcel containing 1.00 acre.

The Board of Supervisors accepted the following proffered conditions, dated December 9, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations:** All exposed foundations of any new construction shall be brick or stone.
2. **Finished Floor Area:** The minimum finished floor area of any new dwelling shall be 1,900 square feet.
3. **Density:** Density on the site shall not exceed two (2) units per acre, including the existing dwelling on the property.
4. **Chimneys:** Chimneys constructed on the exterior wall of a home shall be constructed of brick or stone. All exterior chimneys shall have full foundations with the exterior of said foundation, visible above ground level, constructed of

brick or stone. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the home and shall be built on a foundation constructed of the same material as the home foundation.

5. **Fireplaces:** Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick or stone. Gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
6. **Driveways:** Any new driveways shall be finished with either asphalt, concrete or exposed aggregate.
7. **Setback:** Any new dwelling shall have a front yard setback of not less than fifty-seven (57) feet.
8. **Architectural Materials and Design:** The exterior finishes of any new dwelling shall be brick, stone, hardiplank or vinyl siding.
9. **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 other proffers or the unaffected part of any such proffers.

The Planning Department 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
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County
Schools