

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

REZ2017-00013
Zoning
 Single-Family Residential
 Fairfield District
 400 Feet
 PS March 2017 Ref: 813-732-0538



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoukas
County Manager

June 20, 2017

Henrico County Vocational/Technical
Education Foundation Inc.
3751-C Nile Mile Road
Henrico, VA 23223

Re: Rezoning Case REZ2017-00013

Dear Sirs:

The Board of Supervisors, at its meeting on June 13, 2017, approved your request to conditionally rezone from R-5C General Residence District (Conditional) to R-3C One-Family Residence District (Conditional) Parcel 813-732-0538 containing 4.422 acres located on the east line of Cedar Fork Road at its intersection with Creighton Road, described as follows:

Parcel 1:

BEGINNING at a Point at the Intersection of the north line of Creighton Road and the east line of Cedar Fork Road; thence along the east line of Cedar Fork Road the following three courses: N 70°31'11" W, 40.11' to a point; thence N 25°38'55" W, 527.90' to a point; thence along a curve to the right having a radius of 25.00', a length of 38.49', a chord bearing of N 18°27'42" E, and a chord of 34.80' to a point on the south line of Brooking Meadow Drive; thence along the south line of Brooking Meadow Drive the following two courses: N 62°34'20" E, 48.09' to a point; thence along a curve to the right having radius of 475.00', a length of 83.32', a chord bearing of N 67°35'50" E, and a chord of 83.21' to a point; thence leaving the south line of Brooking Meadow Drive S 14°17'24", 11.80' to a point; thence S 13°13'49" E, 580.09' to the Point of Beginning. Containing 1.221 acres of land.

Parcel 2:

BEGINNING at a point on the east line of Cedar Fork Road, said point being 24.08' from the intersection of the north line of Brooking Meadow Drive and the east line of Cedar Fork Road extended; thence along the east line of Cedar Fork Road the following two courses: Along a curve to the left having a radius of 1305.74', a length of 331.45', a chord bearing of N 36°51'13" W, and a chord of 330.56' to a point; thence N 44°07'32" W, 246.09' to a point; thence leaving the east line of Cedar Fork Road N 45°52'08" E, 12.91' to a point; thence N 82°15'49" E, 411.15' to a point on the west line of Bogart Road; thence along the west line of Bogart Road S 14°17'24" E, 448.64' to a point on the north line of Brooking Meadow Drive; thence along the north line of Brooking Meadow Drive the following four courses: Along a curve to the right having a radius of 25.00', a length of 36.97', a chord bearing of S 28°04'15" W, and a chord of 33.69' to a point; thence along a curve to the left having a radius of 525.00', a length of 72.02', a chord bearing of S 66°30'07" W, and a chord of 71.96' to a point; thence

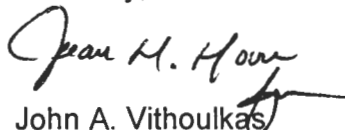
S 62°34'20" W, 48.12' to a point; thence along a curve to the right having a radius of 25.00', a length of 38.33', a chord bearing of N 73°30' 17" W, and a chord of 34.68' to the Point of Beginning. Containing 3.201 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated March 10, 2017, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations.** The exterior portions of single family residence foundations which are above ground level shall be constructed of brick or dryvit.
2. **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, dryvit or stone; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
3. **Restrictions.** No factory modular or mobile homes shall be erected on the Property.
4. **Density.** There shall be no more than an overall of two (2) lots or homes per gross acre constructed on the Property.
5. **Severence.** 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 Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,


John A. Vithoulkas
County Manager

pc: St. Joseph's Villa, Inc.
Parker Consulting, LLC
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning – Schools