



COUNTY OF HENRICO PLANNING OFFICE

C-3C-84



28-AI-19
VARINA DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

ALSO SEE
C-3C-90

FRANK A. FAISON
County Manager

April 18, 1984

Re: Conditional Rezoning Case C-3C-84

plg2

"MIDVIEW WOODS"

SEE C-22C-86

FOR AMENDMENTS TO THESE
PROFFERS *

Messrs. K. E. Martin
and R. H. Webb
3426 W. Cary Street
Richmond, Virginia 23221

Gentlemen:

The Board of Supervisors, at its meeting on April 11, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-3 One Family Residence District.

The property conditionally rezoned is described as follows:

Parcel 28-A1-19:

Beginning at a point on the eastern line of Atlee Road (now Midview Road), some distance south of its intersection with the southern line of Darbytown Road, said point also marking the southwest corner of a parcel of land now or formerly owned by R. W. Simms; thence from said point of beginning S. 87° 20' E., 417.5' to a point; thence S. 30° 33' W., 965.0' to a point; thence S. 15° 43' W., 2081.0' to a point; thence S. 81° 27' W., 458.0' to a point; thence N. 15° 43' E., along Atlee Road (now Midview Road) 2,225.0' to a point; thence continuing northwardly along Atlee Road (now Midview Road) N. 30° 33' E., 914.5' to the point of beginning, known as Lots 1, 2, and 3, containing 29.64 acres.

The Board of Supervisors accepted the following amended proffered conditions which further regulate the above described property in addition to applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. There shall be no exposed block foundations of any dwelling house located within the subdivision.
- * 2. All dwelling houses will have a minimum of 1,600 square feet.
3. All dwelling houses will have public water and sewer connected at developer's expense.
4. There will be a 20 ft. buffer area along the eastern boundary and southern boundary of the said property consisting of existing vegetation, of which no trees greater than six inches in diameter will be cut unless necessary for water/sewer/road connections.

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5. ~~Should internal development of the property result in home sites facing away from Midview Road, there will be a thirty foot buffer area along the western boundary of the said property consisting of existing vegetation, of which no trees growing four inches in diameter will be cut unless necessary for water/sewer/road connections.~~

6. Trees eight inches or greater in diameter will be left in their natural condition by the developers unless necessary for construction and/or utility easements. The purpose of this condition is to allow the rustic and wooded condition of the property to remain in as close to the present state as possible.

*7.
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,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Meade A. Spotts
Mr. Joseph C. Stiles, Jr.
Mr. W. D. Hope