

SING. FAM.

C-24C-87

COUNTY OF HENRICO PLANNING OFFICE  
 70-B2-12,18,35,44 pt. of 25  
 TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

April 14, 1987

W.F. LAVECCHIA, P.E., AICP  
County Manager

Re: Conditional Rezoning Case C-24C-87

Church Road Associates  
P. O. Box 31355  
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on April 8, accepted your proffered conditions and granted your request to conditionally rezone property from A-1 Agricultural to R-4C One Family Residence District (Conditional), described as follows:

Beginning at a rod on the N. line of Church Road, 1,283.14' from the W. line of Pump Road; thence N.  $83^{\circ} 01' 52''$  W., 457.00' to a rod; thence N.  $7^{\circ} 13' 00''$  E., 315.38'; thence N.  $83^{\circ} 01' 52''$  W., 345.00' to a rod; thence N.  $7^{\circ} 13' 00''$  E., 357.74' to a rod; thence S.  $72^{\circ} 16' 52''$  E., 106.97' to a rod; thence N.  $7^{\circ} 13' 44''$  E., 460.08' to a rod on the south line of Sunrise Road; thence along the S. line of Sunrise Road N.  $73^{\circ} 29' 01''$  E., 593.08' to a rod; thence S.  $16^{\circ} 26' 03''$  E., 656.30' to a rod; thence N.  $73^{\circ} 03' 08''$  E., 202.97' to a pipe; thence S.  $16^{\circ} 26' 03''$  E., 230.00' to a rod; thence S.  $75^{\circ} 33' 57''$  W., 145.00' to a rod; thence S.  $16^{\circ} 26' 03''$  E., 91.12' to a rod; thence S.  $75^{\circ} 23' 57''$  W., 211.19' to a pipe; thence N.  $82^{\circ} 50' 22''$  W., 93.32' to a pipe; thence S.  $7^{\circ} 07' 28''$  W., 404.62' to a point of beginning, containing 21.43 acres.

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


1. One story homes shall have a minimum of 1150 sq. ft. of finished floor area.
2. Two story homes shall have a minimum of 1700 sq. ft. of finished floor area.
3. The visible portions of exterior residence foundations shall be of brick.
4. To the greatest feasible extent, the clearing of trees on lots shall be limited to that required to accommodate the dwelling and its normal and customary accessories and those limited area required to permit utility services.
5. No more than seventy (70) residential lots shall be developed on the property.
6. No lots shall have access directly onto Church Road with the exception of the lot adjacent to Parcel 70-B2-36 which shall face Church Road.
7. Along the entire boundary line of the property adjoining Parcel 70-B2-38 and Parcel 70-B2-33 and for a width of ten (10) feet from such boundary line, no trees and vegetation shall be removed during the development of the property into lots

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and the construction of homes thereon, with the exception of any trees or vegetation required to be removed for the installation of easements or as required by any governmental authority. A restrictive covenant shall be placed on such property affected by this provision requiring the subsequent owners of such lots to not destroy such trees or vegetation in such ten (10) foot wide area, with those restrictive covenants running with the land for a period of fifteen (15) years and being enforceable by the owners of Parcels 70-B2-38 and 70-B2-33.

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,

  
for W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: ✓ Clerk, Board of Supervisors  
✓ Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Ralph L. Axselle, Jr.  
Mr. E. L. and C. W. Hutchins  
Ms. Rena S. Puffenbarger