

A-1, M-2 To R-4C  
35.45 ac.

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.  
C-100C-89

10-BI-9 PT.10-BI-11  
VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

January 16, 1990

Re: Conditional Rezoning Case C-100C-89

Darbytown Associates, Inc.  
5001 W. Broad Street  
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on January 10, granted your request to conditionally rezone from M-2 General Industrial and A-1 Agricultural to R-4C One Family Residence District (Conditional), property described as follows:

Parcels 10-B1-9 and Part of Parcel 10-B1-11:

Beginning at a point on the E. line of Bickerstaff Road, said point being 1380+-' from the N. line of Oakland Road; thence along the E. line of Bickerstaff Road N. 55° 42' 30" W., 55.16' to a point; thence along a curve to the right having a radius of 801.32' and a length of 301.62' to a point; thence N. 34° 08' 30" W., 223.08' to a point; thence N. 30° 55' 30" W., 431.29' to a point; thence along a curve to the left having a radius of 716.68' and a length of 300.83' to a point; thence N. 54° 58' 30" W., 93.65' to a point; thence along a curve to the right having a radius of 385.80' and a length of 144.10' to a point; thence N. 33° 34' 30" W., 73.58' to a point; thence along a curve to the left having a radius of 212.14' and a length of 51.76' to a point; thence leaving the E. line of Bickerstaff Road S. 88° 05' 55" E., 1754.53' to a point; thence S. 57° 00' 00" W., 159.00' to a point; thence S. 13° 04' 51" E., 313.80' to a point; thence S. 10° 26' 45" E., 600.00' to a point; thence S. 79° 33' 15" W., 883.99' back to the point of beginning and more particularly described on a plat by Hulcher & Associates, Inc. entitled "Compiled Plat of 35.446 Acres of land on the east line of Bickerstaff Road, Varina District - Henrico County, Virginia" dated November 1, 1989.

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).


1. Any dwelling constructed within the area described by the metes and bounds shown in attachment R-4C shall meet all the requirements of the R-3A zoning district except that a minimum lot width of 65 feet shall be permitted and a minimum finished floor area of 1500 SF shall be required, for all dwellings except that one story dwellings shall have a minimum of 1200 SF. No more than 25% of the dwellings in any section shall be one story.
2. All dwelling units and any accessory buildings shall be constructed of conventional brick, masonry, stone, wood or composite materials generally used in home building. A mixture of these materials is permissible; however, there shall be no exposed cinder block on the exterior including any exposed foundations.

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3. No use shall be permitted within the subject area other than principal and accessory uses permitted without a special exception. Special exceptions shall not be permitted.
4. A 25' planting strip shall be shown along Oakland Road (proposed) and Bickerstaff Road. No ingress or egress shall be allowed across the planting strip to individual lots, however, water, sewer, and gas utilities may not be placed in the planting strip parallel to its long dimension. These utilities may cross the strip along a lot line or in an easement. Telephone, power and cable television may be placed in the planting strip prior to the planting being done. Natural vegetation may form part of this planting strip. Other required plantings shall be specified at the time of plat recordation and shall be placed prior to release of the subdivision completion bond.
5. The overall density shall not exceed 3.5 units per gross acre.

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  
Robert N. Johnson, Esquire