

COUNTY OF HENRICO PLANNING OFFICE

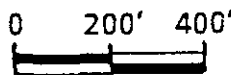
100-BI-19,20

BROOKLAND DISTRICT

JAS

SINGLE FAMILY RESID.

C-50C-89





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 19, 1989

Re: Conditional Rezoning Case C-50C-89

*Forest Tract
S.S.*

Windsor Woods Development Co., Inc.
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone property from A-1 Agricultural to R-2AC and R-3C One Family Residence Districts (Conditional), Parcels 100-B1-19, 20 and a 30 foot wide private right of way, described as follows:

A-1 to R-2AC:

Beginning at a point on the S. line of Greenwood Road 800', more or less, E. of the center line of Quail Walk Drive; thence from said point of beginning N. 56° 43' 05" W., 370.00' to a point; thence N. 32° 52' E., 1310.92' to a point; thence S. 54° 14' 26" E., 380' to a point; thence N. 32° 57' 55" E., 1294.40' to the point of beginning, containing approximately 11.2 acres.

A-1 to R-3C:

Beginning at a point on the S. line of Greenwood Road 1,170', more or less, east of the center line of Quail Walk Drive; thence from said point of beginning S. 58° 43' 05" E., 452.37' to a point; thence N. 34° 39' 15" E., 703.30' to a point; thence S. 55° 20' 45" E., 73.28'; thence N. 34° 39' 15" E., 623.95' to a point; thence S. 54° 14' 26" E., 330.84' to a point; thence N. 32° 32' 52" E., 1310.92' to the point of beginning, containing approximately 11.90 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).

1. All dwellings shall contain at least 1650 square feet of livable floor area as defined in Chapter 22-3 and be subject to the dwelling size requirements in the R-2A classification as defined in Chapter 22-94 of the Henrico County Zoning Code.
- ② The visible portions of exterior dwelling foundations shall be of brick.
3. All dwellings that are designed with chimneys will have brick chimneys.
4. All public roads shall have asphalt surface.
5. All roads shall have curbs and gutters.
6. All fences shall be of wood construction.
7. All garages, toolsheds, workshops and other nondwelling buildings located on a lot shall be of the same material and color scheme as the dwelling on such lot. No building shall be constructed of metal.

*Interpretation
by ADW dated
9-4-90*

Windsor Woods Development Co., Inc.


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8. No construction or development vehicles shall have access to the property via that portion of Quail Whistle Drive in Quail Walk Subdivision.
9. At the time of subdivision approval, the lots on this property shall average at least 11,800 square feet lot area.
10. There shall be two entrances on the property to and from Greenwood Road.
11. No buildings shall be located on the property within 30 feet of the western property line abutting Quail Walk Subdivision. Within such 30-foot area on the property shall be located any buffer or landscaping as required by the Planning Commission at the time of subdivision approval.

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
✓ Ralph L. Axselle, Jr., Esquire
Mr. Marion Lauterbach
Mr. David F. Griffith
Ms. Ethel M. Wilson



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

ANGELA H. MOORE, AICP
DIRECTOR OF PLANNING
(804) 672-4602

September 4, 1990

Re: Proffer Interpretation
C-50C-89: Proffer 2
(Forest Trace Subdivision)

Windsor Woods Development Co.
3002 Hungary Spring Road
Richmond, VA 23228
Attn: Gregory A. Windsor, President

Dear Mr. Windsor:

As you know, this office is charged with the responsibility of administering (enforcing) proffered conditions accepted by the Board of Supervisors as part of the rezoning process. In order to meet this responsibility, we must assure that when proffers provide for specific permanent construction features to accomplish particular objectives, their construction will be done in such a manner that will assure that the objectives of the proffers will be met on a permanent basis and under all circumstances.

Proffer No. 2 accepted by the Board of Supervisors with granting of rezoning case C-50C-89 on September 13, 1989 states:

"2. The visible portions of exterior dwelling foundations shall be brick."

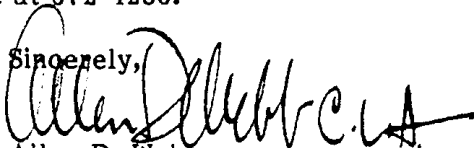
The intent of this proffer is to assure an aesthetically appealing and appropriate exterior foundation material. On this site, brick has been chosen and deemed appropriate.

In order to ascertain that compliance with proffered condition No. 2 will be assured at all times, this office will require that the entire exterior perimeter of all dwelling foundations must be constructed of brick. The use of decks, country porches, lattice screening, plant materials, other types of temporary non-permanent screening and grading techniques of any type will not be considered as appropriate means to meet this requirement.

Therefore, please be advised that all building permits for dwellings must provide for brick facing on the exterior of the entire perimeter of the foundation.

If I may be of assistance, please call me at 672-4286.

Sincerely,


Allen D. Webb
Principal Planner

cc: Planning Technicians
Conditional Zoning Index ✓