

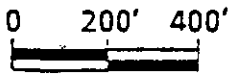
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

PT. 77-A2-31

C-31C-90

THREE CHOPT DISTRICT



JAS



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

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

July 17, 1990

Re: Conditional Rezoning Case C-31C-90

Dominion Land & Development Corporation  
8100 Three Chopt Road, Suite 113  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on July 11, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 77-A2-31:

All that certain piece or parcel of land, lying and being in Henrico County, Virginia, commencing at a Virginia Department of Highways monument on the south line of Sadler, said monument being 1,556.57' from the S. line of Nuckols Road extended; thence S. 60° 05' 18" E., 395.79' to a point; thence S. 27° 48' 37" W., 99.93' to a point; thence N. 72° 13' 29" W., 108.96' to a point; thence S. 17° 45' 53" W., 792.32' to a point; thence N. 72° 10' 55" W., 306.83' to a point; thence N. 18° 22' 47" E., 981.08' to a point; thence along a curve to the right with a radius of 1,864.86'; 36.53' along the S. line of Sadler Road to the point of beginning, containing 6.88 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):

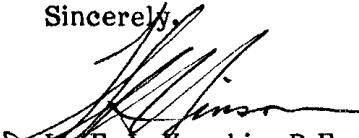
1. Floor Area. Residences constructed on the Property shall have a minimum of one thousand eight hundred (1,800) square feet of finished floor area.
2. Lot Access. No lot developed on the Property shall have a driveway providing direct vehicular access to Sadler Road.
3. Foundation Walls. The visible portions of exterior residence foundations shall be constructed of brick or stone.
4. Clearing. To the extent reasonably practicable during initial development, the clearing of mature trees on lots shall be limited to trees in areas required to accommodate the residence and its normal and customary accessories, open yard areas and those limited areas required to permit utility service and driveways.
5. Lot Width. Lots developed on the Property shall average no less than eighty (80) feet in width, in the aggregate. Additionally, no more than three (3) such lots shall be less than seventy-five (75) feet in width. All necessary calculations shall be provided by the applicant at the time of application for subdivision approvals.
6. Extension of Road. The publicly dedicated road extended south from Sadler Road to serve the Property shall be constructed to the southern boundary of the Property to connect with the extension of Cedar Forest Road (provided Cedar Forest Road is constructed to the southern boundary of the Property), unless otherwise permitted or required by any governmental body having jurisdiction with respect thereto.

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7. Sadler Road Setback. A landscaped building and driveway setback area of a minimum of twenty-five (25) feet in width shall be provided along the right-of-way line of Sadler Road, in conjunction with development of the Property.

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,



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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Glenn R. Moore, Esquire