

A-1, C-1 To R-3AC
20.9 ac.

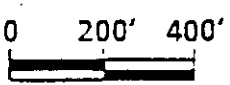
COUNTY OF HENRICO PLANNING OFFICE

PT. 7-AI-1

FAIRFIELD DISTRICT

SINGLE FAMILY RESID.

C-76C-90



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 14, 1991

Re: Conditional Rezoning Case C-76C-90

Mr. and Mrs. William F. Keck
4300 Mechanicsville Pike
Richmond, Virginia 23223

Dear Mr. and Mrs. Keck:

The Board of Supervisors at its meeting on May 8, granted your request to conditionally rezone from A-1 Agricultural and C-1 Conservation to R-3AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 7-A1-1:

Beginning at a point at the northeast corner of the terminus of Valley Side Drive; thence N. $52^{\circ} 45' 20''$ W., 281.84' to a rod; thence N. $36^{\circ} 33' 31''$ E., 28' +/-, to a point in the center line of a creek; thence along the center line of said creek, 805' +/- to a point; thence S. $51^{\circ} 54' 03''$ E., 1119' +/- to a post; thence S. $38^{\circ} 03' 45''$ W., 760.42' to a fence post; thence N. $52^{\circ} 45' 20''$ W., 995.64' to a post; thence S. $40^{\circ} 44' 51''$ W., 30.06' to the point of beginning, containing 20.9 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):

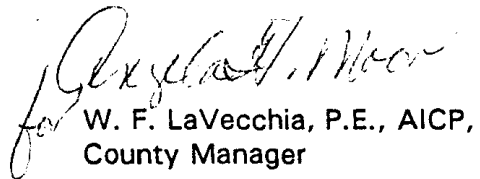
1. Montclair Road will be dedicated to the north property line and constructed to the extent required by the Planning Commission at the time of Subdivision review.
2. An additional twenty (20) feet shall be added to the minimum setback requirement, either side yard or rear yard, from the northern property line.
3. A twenty (20) foot natural buffer shall be provided along 28' of the western property line where the property adjoins the National Park property. This area will be designated on the Subdivision plat as a Natural Planting Strip Easement. The Subdivision Plat will so note that this easement is for the purpose of maintaining a natural buffer for the adjacent National Park Property.
4. The exterior portions of the foundations of all homes constructed on the property shall be of brick.
5. Fireplaces shall have chimneys constructed of masonry with brick exterior.

Mr. and Mrs. William F. Keck
May 14, 1991

2

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
Walter L. Hooker, Esquire
Hale Development



C-76C-90

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

[Signature]
Signature of Owner or Applicant
1/2/91
Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

- 1) Montclair Road will be dedicated to the north property line and constructed to the extent required by the Planning Commission at the time of Subdivision review.
- 2) An additional twenty (20) feet shall be added to the minimum set back requirement, either sideyard or rear yard, from the northern property line.
- 3) A twenty (20) foot natural buffer shall be provided along ^{where the property adjoins the National Park property} the western property line. This area will be designated on the Subdivision plat as an Natural Planting Strip Easement. The Subdivision Plat will so note that this easement is for the purpose of maintaining a natural buffer for the adjacent National Park Property. *BSY*
- 4) *BMJ* The ~~front~~ exterior ^{portions of the} foundations of all homes constructed on the property shall be of brick.
- 5) Fireplaces shall have chimneys constructed of masonry with brick exterior.

RECEIVED

JAN 3 1991
PLANNING OFFICE
COUNTY OF HENRICO

PLANNING OFFICE

70
~~1081~~