

*ASO - AIRPORT SAFETY OVERLAY DISTRICT

A-1, R-1 to R-3C
33.0± AC.

*ASO District
Parcels or portions thereof which are within the ASO Airport Safety Overlay District as described on this Section sheet are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

NOTE: ONLY 31.7 AC. TO R-3C
(.3 AC. RETURNS TO A-1)
APPROVED FEB. 23, 1994

28-A2-16 & Pt. 5

VARINA DISTRICT

SINGLE FAMILY RESID.

C-22C-92



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 28, 1994

Re: Conditional Rezoning Case C-22C-92

Richmond Development, Inc.
1207 Roseneath Road
Richmond, Virginia 23230

Attention: Mr. Robert J. Martinko

Gentlemen:

The Board of Supervisors at its meeting on February 23, 1994 granted your request to conditionally rezone property from R-1 One Family Residence District to R-3C One Family Residence District (Conditional), Part of Parcel 28-A2-5 and 16, described as follows:

Beginning at a point on the southern line of Darbytown Road at its intersection with the property line between tax parcels 28-A2-4 and 5; thence proceeding along the southern line of said road S. $41^{\circ} 39' E.$, 35' +- to a point; thence leaving the southern line of Darbytown Road S. $11^{\circ} 00' W.$, +- along the center line of a Virginia Power Right-of-Way, 1870' +- to a point; thence S. $43^{\circ} 13' W.$, 210' +- to a point on the future northern right-of-way line for Willson Road extended; thence proceeding along the future northern right-of-way on a curve to the left with a radius of 2456.48', 1165' +- to a point; thence leaving the future northern right-of-way line N. $57^{\circ} 25' W.$, 70' +- to a point; thence N. $44^{\circ} 47' E.$, 2307' to the point of beginning containing 31.7 +- 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 have public water and sewer connected at the developer's expense.
- 2a. A landscaped buffer a minimum of twenty-five (25) feet in width will be provided adjacent to the right-of-way line of Darbytown Road as such right-of-way is determined at the time of tentative subdivision review. At least ten (10) feet of such buffer shall be left in its natural state or contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easements, roads and other purposes requested, described and specifically permitted, or if required, by the Planning Commission at the time of subdivision approval; in such ten (10) feet, any roads or easements shall be generally perpendicular to Darbytown Road. The balance of the buffer would permit utility easements to run through the buffer in a parallel fashion. The landscaped buffer along Darbytown Road will be coordinated with a uniform design and appearance. The buffer area shall consist of berms, fencing and landscaping, or a combination thereof. The landscape plan, showing proposed

- improvements within the landscaped buffer, shall be submitted with the construction plans for approval by the Planning Commission prior to the recordation of the subdivision plat for this parcel (Parcel No. Part of 28-A2-5 and 16). The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3 zoning classification of the Henrico County Zoning Ordinance.
- 2b. A landscaped buffer a minimum of twenty-five (25) feet in width will be provided adjacent to the right-of-way line of the proposed Concept Road 28-1 as such right-of-way is determined at the time of tentative subdivision review. At least ten (10) feet of such buffer shall be left in its natural state or contain landscaping, berming, or a fence, except to the extent necessary for utility easements, drainage easement, roads and other purposes requested, described and specifically permitted, or if required, by the Planning Commission at the time of subdivision approval; in such ten (10) feet, any roads or easements shall be generally perpendicular to the proposed Concept Road 28-1. The balance of the buffer would permit utility easements to run through the buffer in a parallel fashion. The landscaped buffer along the proposed Concept Road 28-1 will be coordinated with a uniform design and appearance. The buffer area shall consist of berms, fencing and landscaping, or a combination thereof. The landscape plan, showing proposed improvements within the landscaped buffer, shall be submitted with the construction plans for approval by the Planning Commission prior to the recordation of the subdivision plat for this parcel (Parcel No. Part of 28-A2-5 and 16). The landscaped buffer shall be in addition to the minimum setback requirements as specified by the R-3 zoning classification of the Henrico County Zoning Ordinance.
 3. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Darbytown Road or the proposed Concept Road 28-1.
 4. All dwelling houses shall have a minimum of 1,600 square feet finished floor area except that no more than 25% of the houses shall be permitted to have less than 1,600 square feet finished floor area but not less than 1,200 square feet finished floor area.
 5. The exposed exterior portion of residence foundations shall be constructed of brick or stone.
 6. The following conditions shall be applicable to all non-brick fireplace chimneys: none shall be built on the side of any residence; all chimneys or pipes exiting through the roof of any residence shall exit to the rear of said residence. There shall be no exposed fireplace pipes exiting the residence. All exposed fireplace pipes exiting the roof of a residence shall be enclosed by brick or siding compatible with the homes exterior.
 7. No more than forty (40) certificates of occupancy shall be requested for dwellings on the subject property before December 1994.
 8. A right-of-way dedication will be given for widening of Darbytown Road and a right-of-way dedication will be given for fifty (50%) percent of the width of the proposed

Richmond Development, Inc.
February 28, 1994

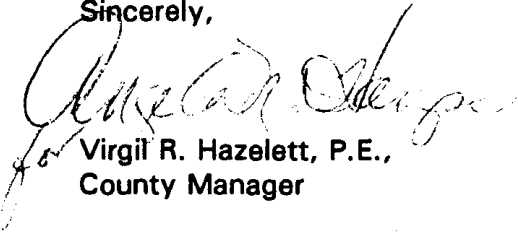
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Concept Road 28-1.

9. Developer will provide for temporary construction easements, if needed, on Darbytown Road and the proposed Concept Road 28-1.

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mrs. Virginia A. Mistr
Mr. Alvin S. Mistr, Jr.
Mr. Thomas O. Bondurant, Jr., Esquire
Mr. Joseph P. Rapisarda, Jr., Esquire