

R-3AC

C-1

C-1

R-3AC

(P-6-95)

A-1 To R-3AC
14.05 Ac.

POWER

A-1

A-1

R-3AC

EASEMENT

HARVIE ROAD

MEADOWVIEW LN

R-2A

A-1

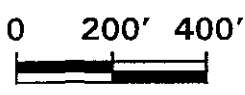
A-1

PT. OF 7-A2-1

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL

C-28C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 20, 1995

Re: Conditional Rezoning Case C-28C-95

Atack Properties, Inc.
P. O. Box 32007
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on June 14, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Part of Parcel 7-A2-1, described as follows:

Beginning at a point on the N. line of Harvie Road 1500' +/- east of the centerline of Goodell Road; from said point of beginning and leaving the N. line of Harvie Road; N. 5° 45' 40" E., 998.53' to a point; thence N. 89° 57' W., 330.0' to a point; thence N. 31° 11' 40" E., 2263' +/- to a point at the 100 year flood plain contour; thence along the 100 year flood plain contour in a southeasterly direction 411' +/- to a point; thence leaving the 100 year flood plain contour S. 18° 31' 24" E., 510' +/- to a point; being the true point and place of beginning; thence S. 18° 31' 24" E., 414.42' to a point; thence S. 66° W., 309.97' to a point; thence S. 32° W., 185.00' to a point; thence S. 70° W., 115' to a point; thence N. 20° W., 90.00' to a point; thence S. 64° W., 400' to a point; thence N. 70° W., 310' to a point; thence N. 5° E., 460' to a point; thence N. 80° E., 280' to a point; thence N. 64° E., 360' to a point; thence N. 85° E., 400' to the true point and place of beginning, containing 14.052 acres as shown on a plat by Youngblood, Tyler & Associates dated August 19, 1994.

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. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development, quality and maintenance of such portions of the property. Notwithstanding anything herein contained to the contrary, the County shall have no obligation or liability of any kind or nature whatsoever for the enforcement of any of the specific terms and conditions of said protective or restrictive covenants.
2. Foundations. The exterior portions of single family residence foundations which are above ground level shall be constructed of brick or dryvit.

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Atack Properties
June 20, 2995

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3. Fireplaces. Any fireplaces or heating elements that require over a three (3) inch diameter flue and are constructed on the exterior wall of the home shall be constructed of brick, dryvit or stone; gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes.
4. Restrictions. No factory modular or mobile homes shall be erected on the Property.
5. Density. There shall be no more than an overall average of 2.55 lots or homes per gross acre constructed on the combined acreage contained in subject case (14.052 acres) and the property in Case C-62C-94 (74.2 acres) for a total of 88.252 acres.
6. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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

cc: Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg, Esquire