

20-A-24A, B & C

SINGLE-FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-30C-96



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

July 16, 1996

Re: Conditional Rezoning Case C-30C-96

Mr. Robert Atack
Atack Properties
P. O. Box 32007
Richmond, Virginia 23294

Dear Mr. Atack:

The Board of Supervisors at its meeting on July 10, 1996 granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 20-A-24A, 24B, and 24C, described as follows:

Beginning at a point on the S. line of Springfield Road distant about 2.5 miles east of Broad Street Road, and from said point of beginning running along and fronting on the southern line of Springfield Road with a radius of 1500' and an arc length of 998.48' to a point; thence running S. 15° 12' 00" W., 899.80' to a point; thence running N. 43° 48' 40" W., 1068.00' to the point and place of beginning, containing 8.1 acres more or less.

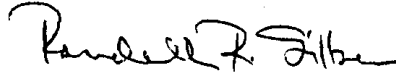
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. **Minimum House Size:** All houses shall have a minimum of 2,000 square feet in floor area.
2. **Architectural Treatment:** No chimneys or gas vent units shall be cantilevered. The exposed portion of all fireplace chimneys or direct vent fireplace enclosures shall be brick or of a siding similar to the exterior treatment of the dwelling. Exposed foundation of exterior wall and chimneys shall be of brick construction.
3. **Clearing Limitation:** When practicable, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, customary accessory uses and wetland mitigation areas or when necessary for common areas.
4. There will be no more than 13 single family homes developed on the property.
5. There will be a 25-foot landscape buffer on any new lots along Springfield Road.

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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
Messrs. John W. Pretlow, Sr.,
John W. Pretlow, Jr., & Revarado C. Pretlow