



157-A-8, 9, 13

SINGLE FAMILY RESIDENTIAL

VARINA DISTRICT

C-48C-97



HENRICO COUNTY PLANNING OFFICE

October 23, 1997

Re: Conditional Rezoning Case C-48C-97

Mr. Robert Tucker
8908 Glennmore Road
Richmond, VA 23229

Dear Mr. Tucker:

The Board of Supervisors at its meeting on October 22, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 157-A-8, 9, and 13, described as follows:

Commencing at a point on the N. line of Meadow Road intersected with the W. line of Boxwood Drive; thence along the N. line of Meadow Road N. 80° 43' 30" W., 308' +- to the "Point of Beginning;" thence along the N. line of Meadow Road, N. 80° 43' 30" W., 474.16' to a point; thence along the eastern boundary line of E. E. Andrews the following two calls, N. 19° 20' 02" E., 1,472.49' to a point; thence S. 47° 11' 20" W., 328.59' to a point; thence along the northern boundary line of E. E. Andrews, N. 47° 07' 40" W., 565.15' to a point, being the SE. property corner of Henrico County School Board; thence along the eastern boundary of the school property N. 40° 59' 20" E., 1,321.41' to a point on the S. line of Graves Road; thence along the S. line of Graves Road, S. 54° 46' 02" E., 194.70' to a point on the western boundary line of Oak Hall Ruritan Club; thence along the western boundary of the Ruritan Club S. 35° 29' 20" W., 273.24' to a point; thence along the southern boundary of the Ruritan Club; S. 47° 07' 40" E., 467.69' to a point; thence along the eastern boundary line of the Ruritan Club N. 48° 10' 00" E., 229.91' to a point; thence along the western boundary line of Hillview Park and Edna Rodgers, S. 19° 20' 00" W., 2251.85' to the said "Point of Beginning;" together with and subject to covenants, easements, and restrictions of record, said property contains 36.6 acres more or less and being all of Henrico Property Identification Parcel Numbers 157-A-8, 157-A-9, and 157-A-13.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exposed exterior portion of all residence foundations shall be brick or brick faced, except Dryvit may be used if Dryvit is used as the siding. All fireplace chimneys including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys, including gas vents, shall be built on brick foundations which shall be constructed to ground elevation.
2. All dwellings shall be served by public water and sewer.
3. The minimum finished floor area of the dwellings shall be:
 - A. Thirteen hundred (1300) square feet for a one-story dwelling.
 - B. Fifteen hundred (1500) square feet for a one and one-half story dwelling.
 - C. Sixteen hundred (1600) square feet for a two-story dwelling.

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4. Off-street parking for at least two vehicles will be provided at every dwelling.
5. No more than eighty eight (88) dwelling units shall be constructed.
6. No lots shall have access directly from Graves Road or from Meadow Road.
7. Foundations of residential dwellings will have crawl spaces unless the developer submits a structural engineer's report before a building permit is issued and the building official determines that a different foundation should be used.
8. The exterior siding of all dwellings shall be constructed of brick, vinyl, aluminum, cedar, or Dryvit. No plywood shall be used on the exterior of any dwelling.
9. The entrance to the first development section, which will contain no more than 50 lots, shall be from Graves Road.
10. Minimum lot widths shall be seventy-five (75) feet at front building setback and minimum lot size shall be eleven thousand (11,000) square feet.
11. The development shall contain no more than twenty-two (22) one story dwellings, and no more than twelve (12) shall be constructed in the initial phase.
12. Vehicular access to the development shall be limited to Graves Road and Meadow Road, unless otherwise requested by the County government.

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

RRS

RRS:jt

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Alvin S. Mistr, Foster & Miller
Mr. and Mrs. Everette Felts
Ms. Annette Anderson
Ms. Edith Whirley