

216-A-46

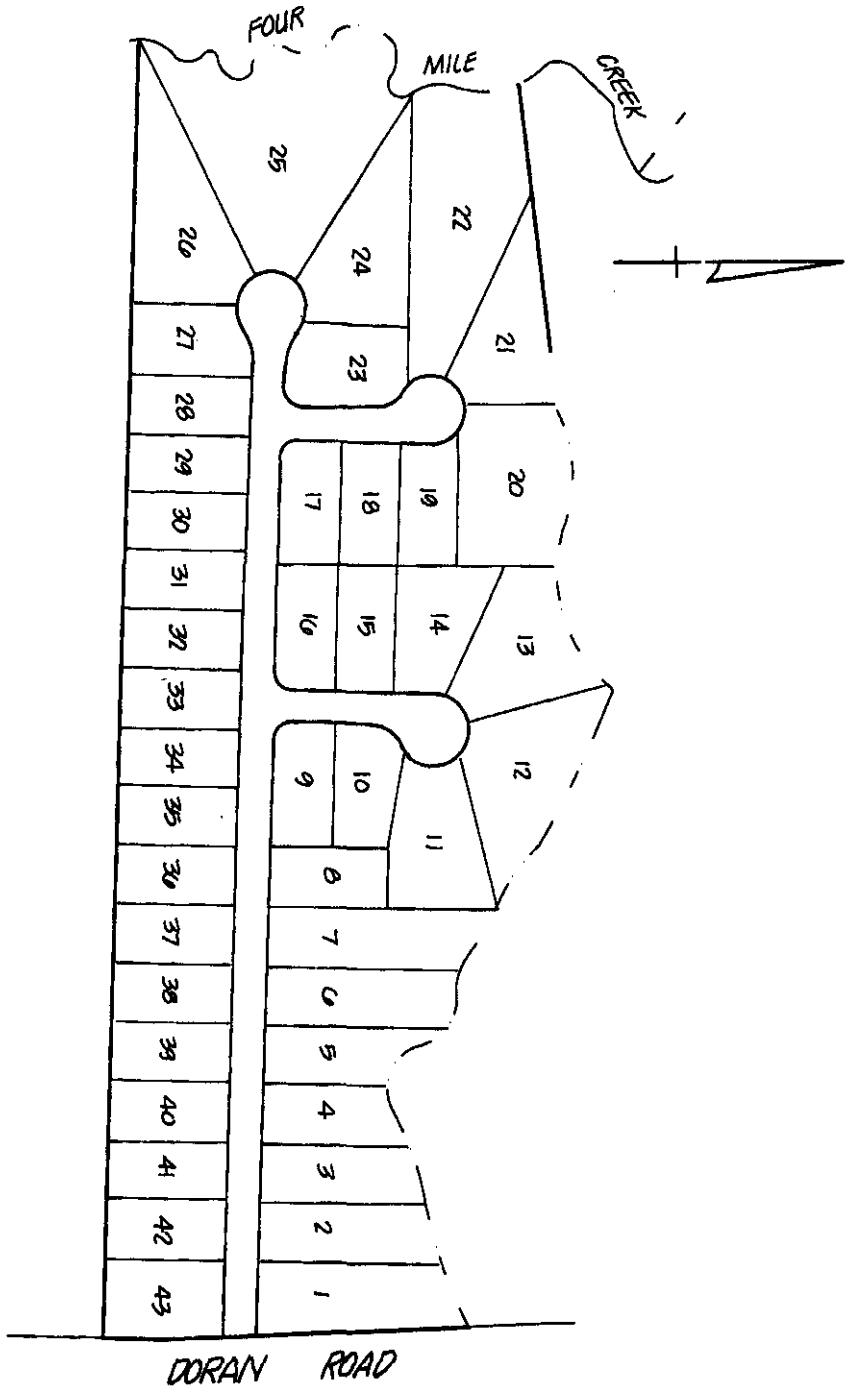
SINGLE FAMILY RESIDENTIAL

VARINA DISTRICT

**C-49C-97**®



HENRICO COUNTY PLANNING OFFICE



PRELIMINARY LAYOUT

SCALE: 1"=200'  
DATE: 6-29-97

FOSTER & MILLER, P.C.  
ENGINEERS • SURVEYORS • PLANNERS  
3951-C STILLMAN PARKWAY  
GLEN ALLEN, VIRGINIA 23060  
(804) 273-0357

C-49C-97



COMMONWEALTH OF VIRGINIA

# COUNTY OF HENRICO

August 19, 1997

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-49C-97

H. & J. Enterprises  
3161 Ella Road  
Richmond, VA 23231

Gentlemen:

The Board of Supervisors at its meeting on August 13, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), and C-1 Conservation District, Parcel 216-A-46, described as follows:

**R-2AC:**

Beginning at a point on the W. line of Doran Road, said point being 317.35' north of the north line of Ella Road; thence leaving the west line of Doran Road N. 88° 22' 53" W., 1616' +/- to a point being the approximate limits of the flood plain; thence in a northerly direction along the 100 year flood plain, 565' +/- to a point; thence N. 82° 53' 59" E., 201' +/- to a point at the C/L of a swale; thence meandering along said swale in a easterly direction, 1481' +/- to a point on the west line of Doran Road; thence along the west line of Doran Road S. 2° 28' 18" E., 327.08' to a point; thence along a curve to the right with a radius of 2840.00' and a length of 182.39' to a point; being the point and place of beginning. Said property contains 19.5 +/- acres more or less. Together with and subject to covenants, easements, and restrictions of record.

**C-1:**

Commencing at a point on the W. line of Doran Road, said point being 317.35' north of the north line of Ella Road; thence leaving the W. line of Doran Road N. 88° 22' 53" W., 1616' +/- to a point being the approximate limits of the 100 year flood plain and being the said "Point of Beginning"; thence N. 88° 22' 53" W., 144' +/- to center of Four Mile Creek; thence in a northerly direction along the center of Four Mile Creek, 698' +/- to a point; thence N. 82° 53' 59" E., 158' +/- to a point, being the approximate limits of the 100 year flood plain; thence in a southerly direction along the 100 year flood plain, 565' +/- to a point, and being the said "Point of Beginning"; said property contains 2.1 +/- acres more or less. Together with and subject to covenants, easements, and restrictions of record.

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. **Foundations.** The exposed exterior portions of residential foundations shall be constructed of brick. Any home, however, which has a principal exterior finish made of "dryvit" or similar finish, may have foundations consisting of the same material. Foundations of residential dwellings will have crawl spaces unless the developer

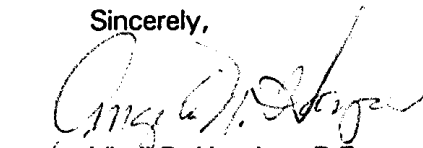
submits a structural engineer's report before a building permit is issued and the building official determines that a different foundation should be used.

2. Fireplaces. All chimneys, including gas vents, shall be brick except on "dryvit" or vinyl siding homes, on which the chimney may be "dryvit" or vinyl siding. All direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundations. No cantilevered chimneys will be allowed.
3. Density. The overall density of the property shall not exceed 43 lots.
4. Water & Sewer. All dwellings to be developed shall be served by public water and sewer. Utility easement shall be provided to adjacent property owners upon written request for their collective use, prior to final subdivision approval. Locations of the easements to be determined at the time of final subdivision review.
5. Access. No newly developed home on the property shall have a driveway providing direct vehicular access to Doran Road.
6. House size. The minimum finished livable square footage of dwellings shall be as follows:

A.	Two-Story	1,400 S.F.
B.	Ranch	1,200 S.F.

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  
Foster & Miller, P.C.