

A-1

GLENWOOD GOLF COURSE

13
123.54 Ac.

CREIGHTON RD.

44

R-3AC

Prop.
STONEY CREEK

Prop.
STONEY CREEK

A-1 to R-3AC
22.8 AC.

A-1

See (146-A-13)

See (146-A-14)

See (146-A-15)

A-1

48
4 Ac.

50
4.218 Ac.

49
3.67 Ac.

A-1

APPROX.

See (140-A-45)

LOC.

140-1

13
20 Ac.

HOUSE

ROAD

R-2A

R-5

R-2A

R-4

5
4.319 Ac.

4
2.355 Ac.

1B
7.31 Ac.

10 YEAR
13.2 Ac.

(A)

A-1

PABBS

64
2.4 Ac.

65

67
2.58 Ac.

PROP.

SEC.

'B'

140-A-45

RESIDENTIAL SUBDIVISION

VARINA DISTRICT

C-74C-98



HENRICO COUNTY PLANNING OFFICE

(A)

(D)

RAMSEYS

C
2.78 Ac.

(A)

Brightly (Not True)

APPROX.

APPROX.

70

72

73

75

76

77

78

79



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 2, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-74C-98

Ms. Judy Bannister Kostyniuk
Estate of Barbara Bannister
12106 Mountain Laurel Drive
Richmond, VA 23236

Dear Ms. Kostyniuk:

The Board of Supervisors at its meeting on January 26, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 140-A-45, described as follows:

BEGINNING at a point on the South line of Creighton Road, approximately 0.80 miles West of Laburnum Avenue; then S44°53'10" E a distance of 782'±, to a point in the centerline of a creek called Stony Run; thence in a Western direction along the centerline of Stony Run a distance of 1800'±, to a point in the centerline of Stony Run where it intersects a branch running North to South; thence in a Northern direction along the centerline of a branch a distance of 730'±, to a point on the Southern line of Creighton Road; thence along the Southern line of Creighton Road, along a curve to the right having a radius of 380.32' a distance of 63'±, to a point; thence N 47° 00' 00" E a distance of 296.91', to a point, thence along a curve to the left having a radius of 1816.66' a distance of 141.09', to a point; thence N 42° 33' 00" E a distance of 402.76', to the point of BEGINNING; containing 22.8± acres.

The Board of Supervisors accepted the following proffered conditions, dated December 7, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The number of buildable lots in this subdivision shall not exceed 54.
2. The exposed exterior portion of all residence foundations shall be constructed of brick. Any residence, however, which has a principal exterior finish made of "dryvit" or similar finish, may have the exposed exterior portion of all of its foundation consisting of "dryvit" or similar finish.
3. All residences shall be built with crawl space foundations unless a basement is constructed or the residence is a "split-level" or "tri-level" design, in which case the lower level shall not have a crawl space foundation.

4. All fireplace chimneys, including gas vents, shall be built on foundations, and such foundations shall be of similar material and appearance as the residence foundation. No cantilevered chimneys shall be allowed.
5. 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 and maintenance of all property within the subdivision. These covenants shall include provisions establishing an architectural review process for all homes in the subdivision.
6. The following style homes shall have the corresponding minimum square footage requirements:
 - a. Ranch - 1300 square feet, all of which shall be finished floor area.
 - b. Two-story - 1600 square feet, all of which shall be finished floor area.
 - c. Cape Cod - 1300 square feet.
 - d. Split-level - 1550 square feet.
 - e. Tri-level - 1532 square feet.
 - f. For proffers 6.c through 6.e, Code section 24-94(u) of the Henrico County Ordinance shall apply, subject to the limitation stated in proffer 8.
7. The number of Ranch style homes permitted in the subdivision shall not exceed 15 and a Ranch style home shall not be constructed on more than two lots in a row which lots have adjoining side lot lines.
8. The number of Split-level and Tri-level style homes permitted in the subdivision to which Code section 24-94(u) of the Henrico County Ordinance shall apply shall not exceed a combined total of 15.
9. No homes shall front on Creighton Road and a twenty-five (25) foot wide landscape buffer shall be provided along the rear, or side lot lines as applicable, of lots that abut on Creighton Road. This buffer shall be in addition to the minimum yard setback as specified by the zoning ordinance.
10. The developer shall dedicate a twenty (20) foot wide portion of the property fronting on Creighton Road for additional right-of-way for Creighton Road as required by the Planning Commission at the time of subdivision approval.

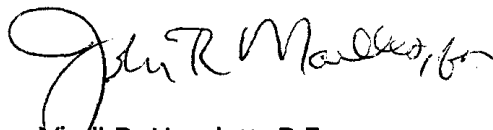
Ms. Judy Bannister Kostyniuk
Estate of Barbara Bannister
February 2, 1999

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11. The developer shall dedicate an eighty (80) foot wide portion of its property, as generally shown on the conceptual plan entitled "Proposed Layout of Tax Parcel 140-A-45" prepared by Engineering Design Associates Consulting Engineers & Surveyors, dated November 23, 1998 (the "Plat"), a copy of which is submitted herewith and made a part hereof, for the future construction of Concept Road 140-1 at the time of subdivision approval.
12. No homes shall front on the proposed Concept Road 140-1 and a twenty-five (25) foot wide landscape buffer shall be provided along the rear of lots that abut the proposed Concept Road 140-1. This buffer shall be in addition to the minimum yard setback as specified by the zoning ordinance.
13. The developer shall provide a stub road to the property adjacent and north of the subject property, known as Tax Parcel 140-A-44, in the location generally shown on the Plat submitted herewith.
14. The number of Cape Cod style homes permitted in the subdivision to which Code section 24-94(u) of the Henrico County Ordinance shall apply shall not exceed a total of 10.

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
Mr. David V. DuVal, Esquire