

A-1 to R-3C
5.16 Acres

SINGLE - FAMILY RESIDENTIAL

C-18C-01



57-A-33

THREE CHOPT DISTRICT
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 19, 2001

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-18C-01

Mr. Kevin B. Spector
9607 Woodstream Dr.
Richmond, VA 23233

Dear Mr. Spector:

The Board of Supervisors at its meeting on March 13, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-33, described as follows:

Beginning at the south line of Church Road and the east line of Guyana Drive; thence along the south line of Church Road S. $76^{\circ} 42' 03''$ E., a distance of 217.74' to a point; thence along a curve to the right having a radius of 1171.30' and an arc length of 101.70' to a point; thence departing the south line of Church Road S. $11^{\circ} 27' 45''$ W., a distance of 646.30' to a point; thence S. $83^{\circ} 37' 16''$ W., a distance of 130.03' to a point; thence N. $76^{\circ} 29' 58''$ W., a distance of 220.00' to a point on the east line of Guyana Drive; thence along the east line of Guyana Drive N. $13^{\circ} 30' 02''$ E., a distance of 684.57' to the place and point of beginning containing 5.16 acres, (224,644 sq. ft.).

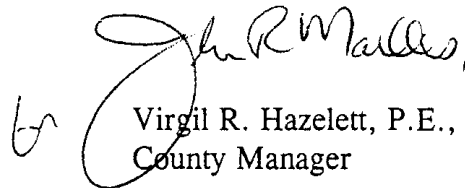
The Board of Supervisors accepted the following proffered conditions, dated March 27, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Foundations. The exterior foundation of any dwelling constructed on the property shall be brick or stone. This will apply to future conversions or additions that are enclosed and intended for year- round use.
2. Minimum Floor Area. The minimum finished floor area of any one-story dwelling constructed on the property shall be 1,500 square feet. Dwellings in excess of one-story shall have a minimum finished floor area of 2,000 square feet. Such square footage shall be exclusive of garages and porches.
3. No Direct Access. No driveways serving individual dwellings shall have direct access to Church Road.

4. Buffer. There shall be a twenty-five (25) foot landscaped buffer provided adjacent to the ultimate right-of-way line of Church Road. This buffer shall be in addition to the required setbacks. The landscaping within the twenty-five (25) foot buffer shall at a minimum meet the Henrico County twenty-five (25) foot transitional buffer requirements. Exceptions allowed within this landscaped buffer shall include utility easements and fences. All utilities shall run generally perpendicular to the landscaped buffer area.
5. Guyana Drive Lot Orientation. The rear yard of any home shall not face Guyana Drive.
6. Chimney Foundations. All chimneys or direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundation. No cantilevered chimneys shall be allowed.

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. Richard Vass
Mr. & Mrs. Frederick Harris, III