

895

A-1

A-1

A-1

BRITTON RD

PAVLOVICH LA

B-1

AMEND PROFFERED  
CONDITIONS

R-2AC  
STANSFIELD C

A-1

A-1

A-1

A-1

DARBETOWN RD

HENRY WARD BLVD

DORRAN RD

Henry Ward  
Elementary School

R-2AC

Whispering Pines East

R-2AC

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations



**ZONING**  
AMEND PROFFER FOR BUFFER

**C-65C-02**

Varina District

November 2002

Ref. 824-696-3265



0 600 Feet



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

March 18, 2003

Virgil R. Hazelett, P.E.  
County Manager

Ms. Sharon Fortune  
3416 Stansfield Court  
Richmond, VA 23231

Re: Conditional Rezoning Case C-65C-02

Dear Ms. Fortune:

The Board of Supervisors at its meeting on March 11, 2003, granted your request to amend proffered conditions accepted on Conditional Rezoning Case C-61C-99, on Parcels 823-696-9339, 824-696-0738, 824-696-2237, 824-696-3536, 824-696-4734, 824-696-7532, 824-696-8055, 824-696-6684, 824-696-4265, 824-696-3265, 824-696-2265, 824-696-1265, 824-696-0266, 823-696-9167, 823-696-7861, 823-696-6569, 823-696-5469, 823-696-6345, 832-696-5246, located in the Bewdley Subdivision.

The Board of Supervisors accepted the following proffered conditions, dated February 12, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Proffer #9 shall be restated as follows:

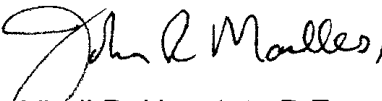
- a. A tree preservation area of a minimum of twenty (20) feet in width shall be provided adjacent to Parcels 823-696-4052 and 823-696-4088. There shall be no buildings in such tree preservation area. There shall be no clearing of trees 4 inches or larger in caliper. This shall not prevent the clearing of dead or diseased trees. To the maximum extent possible, all utilities or drainage easements placed on the property in the tree preservation area after rezoning shall run generally perpendicular to such area.
- b. A tree preservation area shall be provided on portions of the property designated in green as shown on the attached exhibit entitled "Bewdley, Tentative Plan," (see case file) except that the tree preservation area shall be a minimum of seventy-five (75) feet in width along the rear property line of Lots 8, 9, 10, 11, 12, 13, 14, 16, and 17, Block A, of the Bewdley subdivision. In addition, a tree preservation area will be provided on all portions of the property designated as Floodplain, Resource Protection Area, and Wetlands on Lots 6, 7, and 8, Block A, of the Bewdley subdivision. There shall be no clearing of trees 4 inches or larger in caliper. This shall not prevent the clearing of dead or diseased trees. There shall be no roads, buildings, in such tree preservation area. Utility

easements and drainage easements may be in such tree preservation area. For Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 16 and 17, Block A, of the Bewdley subdivision, any dog pen, dog run, dog house or other structure for the enclosure of housing of dogs shall not be permitted in the tree preservation area.

- c. A tree preservation area a minimum of twenty (20) feet in width shall be provided adjacent to Parcels 823-695-7073, 824-695-2096, 824-695-3360, and 824-695-7591. There shall be no buildings in such tree preservation area. There shall be no clearing of trees 4 inches or larger in caliper. This shall not prevent the clearing of dead or diseased trees. To the maximum extent possible, all utilities or drainage easements placed on the property in the tree preservation area after rezoning shall run generally perpendicular to such area.

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,

  
6<sup>n</sup> Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. Richardo M. & Mrs. Dacia Y. Henry  
Robert P. Bain Construction  
J. B. Bronner Construction, Inc.  
Mr. Steven M. & Mrs. Mary L. Smith  
Mr. Ronald M. & Mrs. Angela Spedden  
Mr. Gregory & Mrs. Sybil Pernel  
Mr. Dane L. & Mrs. Leslie B. Burke  
Mr. Carlton & Mrs. Carla T. Crossin  
Mr. Keith A. & Mrs. S. W. Robinson  
Willbrook, LLC  
Mr. Mercer L. & Mrs. Cheryl M. Dunn  
Mr. William & Mrs. Stephanie Dillon  
Director, Real Estate Assessment  
Conditional Zoning Index