

295

STAPLES MILL RD

1295 EX

1296 IN EX

A-1

R-4

Springfield Place

Springfield

MDCACT

OLD MOUNTAIN RD

R-2AC

PROPOSED CARRINGTON NORTH

OLD SPRINGFIELD RD

R-2AC

A-1

R-2C

A-1 to R-2AC
9.529 Acres

MOUNTAIN RD

O-3C

STAPLES MILL RD

R-2AC

MOUNTAIN RD

A-1



August 2003

ZONING
SINGLE-FAMILY
RESIDENTIAL
Ref. 761-771 8000

C-36C-03
Brookland District



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 16, 2003

Mr. F. Philip Parker, Jr.
Lakebrook Partners, LLC
4191 Innslake Drive
Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-36C-03

Dear Mr. Parker:

The Board of Supervisors at its meeting on September 9, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcels 761-771-8842, 761-770-8595 and 761-770-5494, described as follows:

Parcel "A"

Commencing at the intersection of the south line of Old Mountain Road and the south line of Old Springfield Road; thence along the south line of Old Springfield Road for a distance of 1026' ± to the place and point of beginning; thence leaving the south line of Old Springfield Road S15°40'11"W, for a distance of 133.58' to a point; thence S3°02'41"W, for a distance of 712.98' to a point; thence S88°32'52"W, for a distance of 312.55' to a point; thence N2°55'27"W, for a distance of 804.26' to a point on the south line of Old Springfield Road; thence along the south line of Old Springfield Road N83°57'03"E, for a distance of 429.82' to the place and point of beginning, containing 6.731 acres.

Parcel "B"

Commencing at the intersection of the south line of Old Mountain Road and the south line of Old Springfield Road; thence along the south line of Old Springfield Road for a distance of 1026' ± to a point; thence leaving the south line of Old Springfield Road S15°40'11"W, for a distance of 133.58' to a point; thence S3°02'41"W, for a distance of 712.98' to a point; thence S88°32'52"W, for a distance of 312.55' to the place and point of beginning; thence N87°13'32"W, for a distance of 87.01' to a point; thence S52°59'32"W, for a distance of 265.95' to a point on the east line of Staples Mill Road (U.S. Route 33); thence along the east line of Staples Mill Road (U.S. Route 33) N33°52'21"W, for a distance of 264.01' to a point; thence leaving the east line of Staples Mill Road (U.S. Route 33) N53°01'55"E, for a

distance of 534.69' to a point; thence S2°55'27"E for a distance of 376.95' to the place and point of beginning, containing 2.798 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 14, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

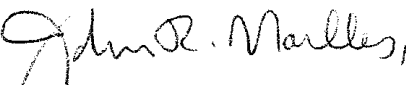
1. **Foundations** – All exposed foundations of each unit shall be of brick or stone. There shall be no cantilevered chimneys.
2. **Density** – The maximum density shall not exceed 2.4 lots per acre.
3. **Chimneys** – Chimneys constructed on the exterior wall of the home shall be constructed of brick. The exposed portion of a flue for a direct vent gas fireplace shall be constructed of the same material used on the dwelling and shall be built on a foundation constructed of the same material as the dwelling foundation.
4. **Driveways** – All driveways shall be finished with either asphalt, concrete, or exposed aggregate.
5. **House Size** – The minimum finished square footage of any one-story dwelling, except for the existing dwelling, shall be 2,000 square feet. Two-story homes shall be a minimum of 2,500 total square feet.
6. **Underground Utilities** – Except for junction boxes, meters, transmission mains and existing overhead utility lines, all utility lines shall be underground.
7. **Lot Width** – The minimum lot width shall be eighty-five feet (85').
8. **Restrictive Covenants/Homeowners Association** – Prior to or concurrent with the recording of the subdivision, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots and common areas.
9. **Street Trees** – Each lot shall have installed two (2) 2 ½" caliper trees within 25-feet of the right of way unless an equivalent tree save area exists within said 25-feet.
10. **Staples Mill Access** – There shall be no access to the property, exclusive of existing dwellings, to or from Staples Mill Road.

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11. **Fencing** – Along any side or rear property line abutting Staples Mill Road, no fencing shall exceed 42” in height unless constructed of finished masonry.
12. **Severance** – The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
13. **Old Springfield Road Access** – There shall be no access to the property to or from Old Springfield Road.
14. **Brick Steps and Stoops** – Steps and stoops to the main entrance of homes shall be of brick.
15. **Curb and Gutter** – Roll-face (3'-0” section) or standard curb and gutter shall be utilized. Roll-face curb and gutter (2'-6” section) shall not be utilized.

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,


for Virgil R. Hazelett, P.E.
County Manager

pc: Atack Properties, Inc.
Harris Heating and Plumbing Company, Inc.
Director, Real Estate Assessment
Conditional Zoning Index