



COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

28-A1-17 / 28-A2-4

C-39C-89

VARINA DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

June 20, 1989

Re: Conditional Rezoning Case C-39C-89

Richmond Development Company, Inc.
1220 W. Cary Street
Richmond, Virginia 23220

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence District (Conditional), described as follows:

Parcels 28-A1-17 and 28-A2-4:

Beginning at a point on the S. line of Darbytown Road approximately 0.20 miles from the intersection of the eastern line of Midview Road with the southern line of Darbytown Road; thence S. $45^{\circ} 30' 00''$ E., 1576.67' to a point; thence along a curve to the right having a radius of 3777.00' and an arc length of 42.04', being subtended by a chord of S. $45^{\circ} 10' 52''$ E., 42.04' to a point; thence S. $44^{\circ} 52' 02''$ W., 2275.78' to a point; thence N. $57^{\circ} 23' 00''$ W., 295.88' to a point; thence S. $54^{\circ} 08' 00''$ W., 375.00' to a point; thence S. $81^{\circ} 33' 30''$ W., 33.00' to a point; thence N. $15^{\circ} 43' 00''$ E., 2079.53' to a point; thence N. $03^{\circ} 33' 41''$ E., 675.42' to a point; thence S. $45^{\circ} 20' 24''$ E., 210.80' to a point; thence N. $44^{\circ} 39' 36''$ E., 400.71' to a point on the southern line of Darbytown Road and being the point of beginning, containing 67.2 acres more or less.

The Board of Supervisors accepted the proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. All dwelling houses shall have public water and sewer connected at the developer's expense.
2. Fawcett Lane shall not be used during construction for construction and development traffic.
3. There shall be a 25 foot buffer area along the Darbytown Road boundary, to be graded and seeded by the developer and to be made available for tree planting; and said buffer area shall be made applicable to each lot bounded by Darbytown Road by means of restrictive covenants.
4. There shall be no individual residential ingress or egress on Darbytown Road, even by means of a driveway that would serve more than one home.
5. All ingress and egress to the said property on Darbytown Road shall be by public road, and there shall be no request by the applicant for more than one point of ingress and egress on Darbytown Road, unless required by the County of Henrico.
6. Not accepted by the Board of Supervisors.
7. All dwelling houses shall have a minimum of 1600 square feet except that no more than 25% of the houses shall be permitted to have less than 1600 square feet but not less than 1200 square feet.
8. There shall be no exposed block foundations of any dwelling house located within the subdivision; and foundations shall be made only of brick.

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9. The following conditions shall be applicable to all non-brick fireplace chimneys:
 - none shall be built on the side of any residence; all chimneys or pipes exiting through the roof of any residence shall exit to the rear of said residence; there
 - shall be no exposed fireplace pipes exiting the residence; all exposed fireplace pipes exiting the roof of a residence shall be enclosed by brick or siding compatible with the home's exterior.
10. No certificate of occupancy shall be requested for dwelling houses on the subject property before January 1, 1991. No more than one hundred (100) certificates of occupancy shall be applied for on the subject property during each twelve month period thereafter.
11. There shall be no amendments to these proffers in the future.

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 W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Robert N. Johnson, Esquire
Mr. Joseph M. Gibrall, et. al.