

A-1 To R-3AC
38.5 Ac.

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESIDENTIAL

87-BI-13

C-1C-92

THREE CHOPT DISTRICT

0 200' 400'



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 18, 1992

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-1C-92

Mr. Fritz Holzgreffe, Jr., et. als.
Route 3, Box 758-J
Glen Allen, Virginia 23060

Dear Mr. Holzgreffe:

The Board of Supervisors at its meeting on February 12, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Parcel 87-B1-13, described as follows:

Beginning on the W. line of Springfield Road 127' +_ south of the intersection of Springfield Road and Argonne Drive; thence from said point of beginning continuing in a southerly direction along the W. line of Springfield Road S 1° 43' 47" E., 61.69' to a point; thence along a curve to the left having a radius of 2,404.51'; a length of 481.39' to a point; thence S. 13° 12' 02" E., 342.43' to a point; thence S. 81° 29' 36" W., 2,609.78' to a point; thence N. 27° 41' 35" E., 208.09' to a point; thence N. 28° 25' 20" E., 130.61' to a point; thence N. 39° 11' 20" E., 160.85' to a point; thence N. 39° 33' 28" E., 315.58' to a point; thence N. 73° 22' 13" E., 2,063.38' to the point of beginning, containing 38.5 acres.

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

1. Foundation and Chimneys:
The exterior portions of the foundations and chimneys of any dwellings constructed on the Property shall be of brick or stone.
2. Minimum Floor Area:
All dwellings shall have a minimum of 1600 square feet of livable floor area, as defined and regulated by Section 22-94 of the zoning ordinance.
3. All dwellings adjacent to the Olde Springfield Subdivision shall have a minimum of 1800 square feet of finished floor area.

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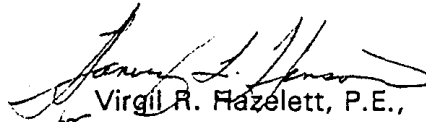
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4. There shall be no "slab construction" of any dwellings constructed on the property, exclusive of garages, attached storage buildings, storage spaces, porches, stoops or accessory buildings.
5. Right of Way Dedication:
The appropriate dedication for the widening of Springfield Road (S.R. 157) as determined at the time of tentative subdivision review, shall be dedicated at no cost to the County of Henrico, or the Virginia Department of Transportation. Should the Director of Public Works, at some later date, determine that the additional right of way is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.
6. Access Limitations:
NO direct access to Springfield Road shall be permitted from individual subdivision lots along said road with the exception of the existing dwelling located at #4590 Springfield Road.
7. Landscape Buffer:
A landscaped buffer area having a minimum width of 20' shall be maintained along the right of way of Springfield Road, as such right of way is determined at the time of tentative subdivision review. The landscaped buffer shall extend along all lots that back or side to Springfield Road. The landscaped buffer will not apply to the existing dwelling lot (known as #4590) that fronts Springfield Road. The buffer area shall consist of berms, fencing and landscaping, or combination thereof, except to the extent required for utility and drainage easements as required by any governmental body. The treatment of the landscape strip along Springfield Road will be coordinated as a whole with a uniform design and appearance. The landscape plan, showing proposed improvements within the landscape buffers, shall be submitted for administrative review and approval prior to the recordation of the first section of the subdivision. The intent is to use the 20' wide buffer solely for landscaping and any easement for drainage and utility purposes shall not run through the buffer in a parallel fashion.

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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: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
E. D. Lewis & Associates, P.C.
Mr. Joseph B. Holzgrefe
Ms. Catherine Luckey
Ms. Mary Agnes Hamilton
Ms. Jeanne Holzgrefe
Ms. Joseph B. Holzgrefe
in Trust for Margaret A. Holzgrefe