

PT. OF 76-B1-16

THREE CHOPT DISTRICT

DETACHED AND SEMI-DETACHED  
HOMES WITH ZERO LOT LINES

**C-49C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.  
County Manager

September 19, 1995

Re: Conditional Rezoning Case C-49C-95

Mr. Daniel T. Schmitt  
The Snyder-Hunt Corporation  
100 Concourse Blvd., Ste. 100  
Glen Allen, Virginia 23060

Dear Mr. Schmitt:

The Board of Supervisors at its meeting on September 13, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-5AC One Family Residence District (Conditional), Part of Parcel 76-B1-16, described as follows:

Beginning at a point on the S. line of Old Nuckols Court, said point being 1031.92' west of the southern line of Nuckols Road; thence leaving the S. line of Old Nuckols Court S. 42° 15' 40" W., 567.06' to the true point and place of beginning; thence S. 42° 15' 40" W., 599.71' to a point; thence N. 58° 50' W., 275.29' to a point; thence N. 23° 22' E., 812.26' to a point; thence S. 35° 29' E., 545.61' to the true point and place of beginning, containing 6.213 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. Dwelling Type. All dwellings constructed on the property shall be detached structures.
2. Foundations. The exposed exterior portions of exterior residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations for single family detached residences may be constructed of drivit if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in drivit.
3. Chimneys. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
4. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.

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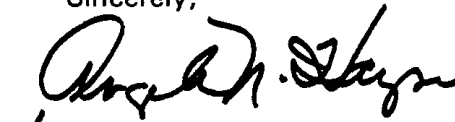
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5. Pedestrian and Bicycle Access. Pedestrian and bicycle access ways will be provided within and between major project areas at the time of subdivision approval.
6. Severance. The unenforceability, elimination, revision or amendment of any proffer 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.
7. Access. Owner shall not request nor be entitled to receive Certificates of Occupancy for homes constructed on the Property until such time as (i) a road connection has been made between Avery Green and Scotsglen Subdivisions, and (ii) Avery Green and Scotsglen Subdivisions each have a direct access to and from Concept Road 76-2.

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. James W. Theobald, Esquire  
Mr. William G. Lambert, III