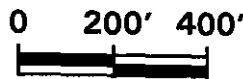


SINGLE FAMILY RESIDENTIAL

C-5C-95



PT. OF 87-B1-14
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE

March 14, 1995

Re: Conditional Rezoning Case C-5C-95

The Holzgrefe Family Partnership
4480 Springfield Road
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on March 8, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Part of Parcel 87-B1-14, described as follows:

Beginning at a point in the W. line of Springfield Road said point being 478' south of the center line of Anna Marie Drive; thence from said point of beginning continuing along the W. line of Springfield Road S. 4° 16' 08" E., 356.89' to a point; thence S. 83° 37' 32" W., 1547.68' to a point; thence N. 3° 55' 43" W., 43.45' to a point; thence N. 53° 44' 16" W., 131.77' to a point; thence S. 35° 01' 12" W., 100' to a point; thence N. 83° 10' 40" W., 277.10' to a point; thence N. 0° 53' 13" E., 323.04' to a point; thence N. 45° 40' 05" W., 220.76' to a point; thence S. 89° 24' 20" E., 2106.31' to a point in the W. line of Springfield Road and the point of beginning, containing 20.88 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 constructed on lots adjacent to the southern property line shall have a minimum of 1700 square feet of finished floor area. Dwellings constructed on all other lots shall have a minimum of 1800 square feet of finished floor area.
3. 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.
4. 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.

5. 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 #4462 Springfield Road.

6. Landscape Buffer:

A landscape 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 #4462) 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 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.

7. All direct vent fireplaces shall have foundations, where exposed, the same as the house foundation; no cantilevered chimneys shall be allowed.

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: Director, Real Estate Assessment
Conditional Zoning Index
E. D. Lewis & Assocs., P.C.