



146- A-14

SINGLE FAMILY RESIDENTIAL

VARINA DISTRICT

C-38C-96



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

August 21, 1996

Re: Conditional Rezoning Case C-38C-96

Curnow Development, Inc.
7914 Stiles Road
Richmond, Virginia 23235

Gentlemen:

The Board of Supervisors at its meeting on August 14, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 146-A-14, described as follows:

Beginning at a point on the N. line of Dabbs House Road, said point being 463' +- east from a point of intersection on Dabbs House Road; thence N. 08° 57' 15" E., 658.11' to a pipe; thence N. 76° 43' 06" W., 395.25' to a rod; thence N. 73° 40' 18" W., 89.46' to a stone; thence N. 72° 36' 28" W., 474' +- to Stoney Run Branch; thence along said branch in a northerly direction 800' +-; thence S. 86° 14' 07" E., 570' +- to a pipe; thence N. 67° 20' 10" E., 33.20' to a rod by a rock; thence S. 28° 55' 25" E., 106.62' to an angle iron; thence S. 05° 04' 51" E., 1374.89' to a rod on the N. line of Dabbs House Road; thence S. 84° 47' 55" W., 359.00' along said road to the point of beginning, together with and subject to covenants, easements and restrictions on record, said property being 18.9 acres more or less.

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. The exposed exterior portion of all residence foundations shall be constructed of brick. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys including gas vents, shall be built on brick foundations.
2. Covenants shall be recorded which shall establish the following:
 - A. All homes shall have colonial or transitional style architecture.
 - B. No tree clearing shall take place on any lot except that as may be necessary for the construction or protection of buildings, driveways and utilities.
 - C. No fence shall be placed forward of the rear corner of any house.

3. The developer herein agrees to not develop the property under the controlled density development section of the Henrico County Ordinance.
4. All dwellings shall be served by public water and sewer.
5. Foundations shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
6. The minimum livable square footage of dwellings shall be as follows:
 - A. One story 1,200 S.F.
 - B. Two story 1,500 S.F.
7. The exterior of all homes shall be brick, vinyl, aluminum, cedar or DRYVIT. No plywood (T-111 or equivalent) shall be used on the exterior of any home.
8. The number of lots in this subdivision shall not exceed 45.
9. Subdivision entrance will line up with the Bressingham Road entrance to the Fairfield Woods subdivision located on the southern side of Dabbs House Road.
10. A paved potential future road connection to adjacent property shall be provided. The location of this connection shall be determined at the time of subdivision review.

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. Frank F. Potts, Jr.