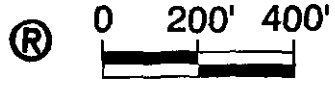


29-A-23

SINGLE FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

**C-3C-96**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

May 14, 1996

Virgil R. Hazelett, P.E.  
County Manager

Re: **Conditional Rezoning Case C-3C-96**

**Mr. D. W. Eddleton**  
11424 Shady Farm Lane  
Ashland, Virginia 23005

Dear Mr. Eddleton:

The Board of Supervisors at its meeting on May 8, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 29-A-23, described as follows:

Beginning 635' north of centerline of Linsey Lakes Dr. along Springfield Road; thence moving from the point of beginning approximately 850' from the E. line of Springfield Road; thence N. 37° 00' 00" E., 195.0' to a point; thence S. 50° 00' 32" E., 1288' to a point; thence S. 30° 48' 15" E., 176.93' to a point; thence N. 51° 23' 08" E., 1285.0' to the point of beginning, containing 6.0 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 24, Code of Henrico (Zoning Ordinance):

1. All houses shall have a minimum of 1,600 square feet in area of which up to 20% of each house can be left unfinished.
2. A right of way not exceeding 100 feet in width, will be dedicated for realigned Springfield Road. There shall be no driveway access to or from the realigned Springfield Road for individual lots on the property. Should the Director of Public Works, at some later date, determine that the dedicated 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.
3. For lots that will be adjacent to the realigned Springfield Road, a 25 foot buffer shall be provided in addition to the rear yard setback requirement for lots backing up to Springfield Road, unless the Planning Commission approves a different buffer width during subdivision review. The buffer will be used as a planting strip or left in its natural state and may contain utility easements and fences. No fences shall be installed within 10 feet of the right of way line except for signage and entrance way fencing.

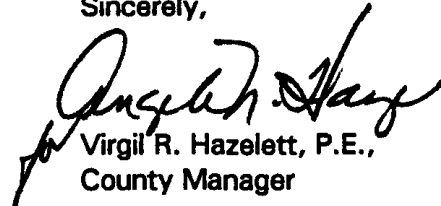
Mr. D. W. Eddleton  
May 14, 1996

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4. Where practical, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, and wetland mitigation areas.
5. All exposed portions of dwelling foundations shall be brick.
6. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or of 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.

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  
Mr. C. F. Blackley, III