



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

PLANNING COMMISSION

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Representative
R. Joseph Emerson, Jr., AICP, Secretary

January 22, 2014

15, 16, 17

RE: SUB2013-00195
Kildare Annex Block D Lots 15-17 -
2518 Libbie Avenue
Chesapeake Bay RPA Exception

Sir:

The Planning Commission at its meeting on **January 22, 2014**, granted your request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The exception allows a buildable area for a future single-family dwelling to encroach within the seaward 50-feet of the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to Horsepen Branch that drains to Upham Brook in the Chickahominy River watershed. The 1.08-acre site is located on the north line of Libbie Avenue across the street from Regent Road, on parcel 773-742-5646.

*didn't
Need →*

There may be a requirement for a Wetlands Permit from the U.S. Army Corps of Engineers. Further information on such a requirement should be obtained by contacting the Corps at 323-3781.

*didn't
Need →*

Also, you should be aware that a permit or permits may be required from the Virginia Department of Environmental Quality (DEQ). Please contact DEQ at (804) 527-5025 to determine the permit requirements of your proposed project.

January 22, 2014

Page 2

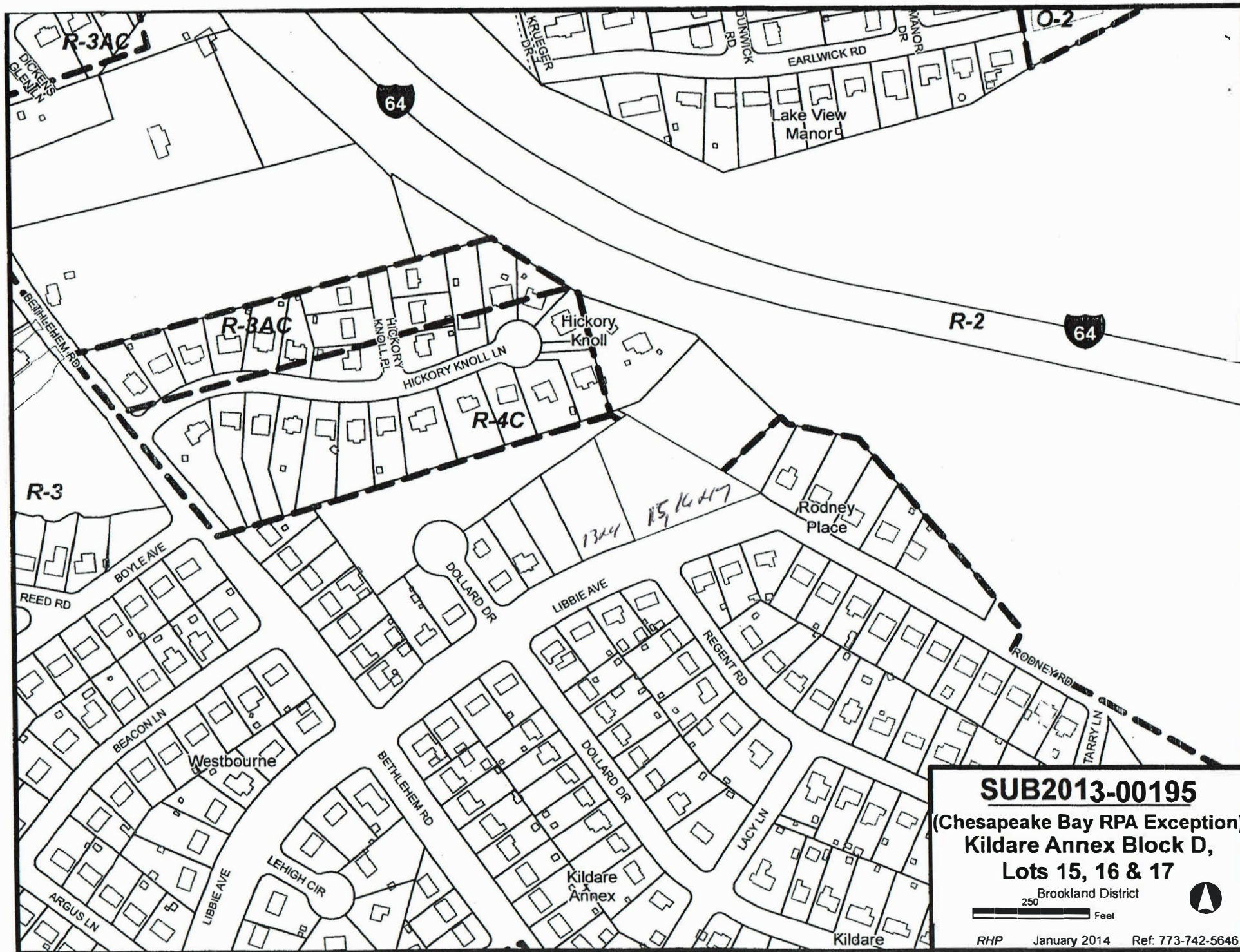
When applying for your building permit, please attach two sets of the approved construction plans and refer to case **SUB2013-00195**.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Joseph Emerson, Jr.", followed by a small flourish.

R. Joseph Emerson, Jr., AICP
Director of Planning

pc: Deputy Zoning Conformance Officer
Building Official
Real Estate Assessment
Department of Public Utilities, Chief of Design
Department of Public Works
Division of Fire-Chief Fire Marshall
Werner Engineering



SUB2013-00195

(Chesapeake Bay RPA Exception)

Kildare Annex Block D,

Lots 15, 16 & 17

Brookland District

250 Feet

RHP

January 2014

Ref: 773-742-5646

"Reserved"
Lot

16' Util.
Esm't

Lot 14

35' Building
Line

310.00' to the E/L
of Dollard Dr. ext'd

N 19°20'46" W 230.39'

Lot 15

Lot 16

Lot 17

Current Owner: Northborn, Inc.
GPIN: 773-742-5646
D.B. 1036, Pg. 308

Current Owner: Northborn, Inc.
GPIN: 773-742-6246
D.B. 1036, Pg. 308

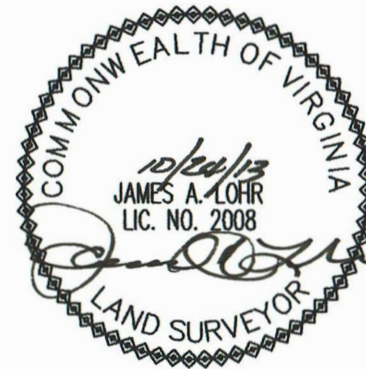
Current Owner: Northborn, Inc.
GPIN: 773-742-7046
D.B. 1036, Pg. 308

C/L Creek
(field located)

LIBBIE AVENUE

RODNEY
ROAD

Lot 5
Rodney Place
Block A



N/F Richard L. & Catherine M. Williams
GPIN: 773-742-7562
D.B. 1970, Pg. 1788

N/F Richard L. & Catherine M. Williams
GPIN: 773-742-8852
D.B. 1605, Pg. 90

This is to certify that on a field survey of the premises improvements and easements hereon, that there are no either from adjoining premises upon adjoining premises or PLAT WAS MADE WITHOUT OR REPORT.

FLOOD INSURANCE NO a portion of this pro FEMA flood zone, ZON and ZONE AE, while t appears to lie within chance) as shown on effective date 12/18, determined by an ele

Lots 15,
Block D,
Brooklan
Henrico



Scale: 1"
Drawn:
Job: 124

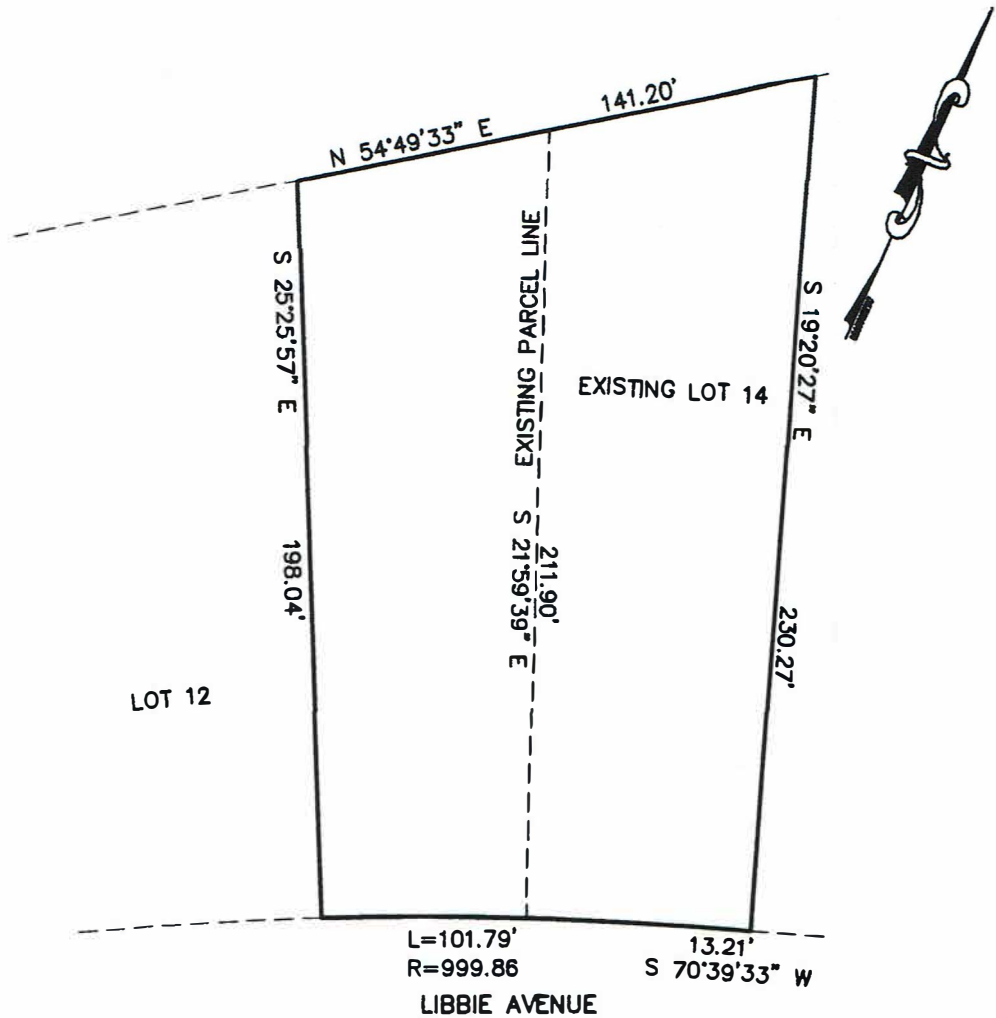
13 & 14

① chd not need
Planning Commission
Approval here.

② ^{lots} Outside The Area

BK5201PG0456

2514 Libbie Ave



EXISTING LOT AREA = 12,510 SF
PROPOSED LOT AREA = 26,878 SF

**Emerald Land
Development, LLC**

EMERALD LAND DEVELOPMENT, LLC
1720 E. CARY STREET
RICHMOND, VA 23223
(O) 804-775-0888
(F) 804-775-0888
www.emeraldassociatesinc.com

**TITLE: LOT LINE ADJUSTMENT PLAT FOR
LOT 13(PART) AND 14 BLOCK D
KILDARE ANNEX**

LOCATION:
HENRICO COUNTY, VA

DATE:
~~OCTOBER 18, 2013~~ 8/12/13

SCALE:
1"=50'

SHEET:
1 OF 1

