



SING. FAM.

COUNTY OF HENRICO PLANNING OFFICE

Pt. 87-B-2-27

BROOKLAND DISTRICT

C-33-85





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W. F. LaVECCHIA, P.E.
County Manager

June 18, 1985

Re: Conditional Rezoning Case C-33C-85

Mr. Gregory A. Windsor
1501 Santa Rosa Road
Richmond, Virginia 23288

Dear Mr. Windsor:

The Board of Supervisors at its meeting on June 12, accepted your proffered conditions and granted your request to conditionally rezone your property from A-1 Agricultural to R-3AC One Family Residence District.

The property conditionally rezoned is described as follows:

Parcel 87-B2-27:

Beginning at a point on the N. line of Hungary Road which point is approximately 900' east of Francistown Road; thence N. $40^{\circ} 30'$ E., 663.96' to a point; thence S. $79^{\circ} 45'$ E., 424.38' to a point; thence S. $19^{\circ} 00'$ W., 637.56' to a point on the N. line of Hungary Road; thence along the N. line of Hungary Road N. $86^{\circ} 24' 51''$ W., 262.65' to the point of beginning, containing 5.07 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described parcels in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. The minimum finished floor area of residences constructed on the property shall not be less than 1,440 square feet and further that 80 percent of the residences constructed shall exceed 1,500 square feet.
2. **Total** Side yards shall be 30 feet and a minimum side yard of 12 feet.
3. The development shall not have access to either the Duncroft or Candlelight Forest Subdivisions unless such access is required by the Henrico County Planning Commission at the time of subdivision approval.
4. The average lot size in the development shall be 10,000 square feet.

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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,


W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
V. C. and B. C. Cousins