

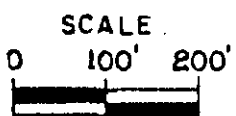
COUNTY OF HENRICO PLANNING OFFICE

93-A2-45

BROOKLAND DISTRICT

J.A.S.

C-24C-86





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

May 19, 1986

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

Re: Conditional Rezoning Case C-24C-86

Mr. Fred B. Bisger  
4912 W. Broad St., Suite 203  
Richmond, Virginia 23220

Dear Mr. Bisger:

The Board of Supervisors at its meeting on May 14, granted your request to conditionally rezone from R-3 One Family Residence to R-4AC One Family Residence District (Conditional), Parcel 93-A2-45, described as follows:

Beginning at a rod at the intersection of the S. line of Cornelia Road and the E. line of Lupine Road; thence N.  $08^{\circ} 13' 45''$  W., 166.64' along said E. line of Lupine Road to a rod; thence N.  $80^{\circ} 09' 45''$  E., 130.00' to a rod; thence S.  $08^{\circ} 13' 45''$  E., 320.17' to a rod; thence S.  $79^{\circ} 39' 05''$  W., 544.00' to a rod on the centerline of a creek; thence N.  $32^{\circ} 48' 04''$  W., 213.41' to a rod on the S. line of Cornelia Rd.; thence N.  $84^{\circ} 30' 55''$  E., 503.00' along the S. line of Cornelia Rd. to the point and place of beginning, containing 2.8 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). They are as follows:

1. Maximum number of building lots, eight (8).
2. Minimum total side yard of 30 feet per lot. Minimum front set back of 40 feet per lot. (All set backs and square footage requirements will be measured from the edge of the flood plain.)
3. Only two story houses will be constructed with a minimum total finished floor area of 1462 sq. ft. each. There will be a minimum of two different elevations.
4. All foundations will be brick veneered on four sides. All stoops and piers on front and sides of each house will be brick veneered. Any chimney erected will be brick veneered.
5. No wood (stained) siding will be allowed (i.e. cedar, pine).

Mr. Fred Bisger  
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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,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. William L. Hamnett, President  
The Kittrell Co.  
Mr. and Mrs. F. L. Outland