

COUNTY OF HENRICO PLANNING OFFICE

92-A1-6,7

BROOKLAND DISTRICT

JAS

C-61C-87



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 20, 1987

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

Re: Conditional Rezoning Case C-61C-87

Stern Realty Corporation
P. O. Box 31014
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on October 14, granted your request to conditionally rezone from R-2 One Family Residence to R-2AC One Family Residence District (Conditional), described as follows:

Parcels 92-A1-6 and 7:

Beginning at a point on the N. line of Hungary Road, approximately 761' west of its intersection with the W. line of Route 33; thence S. $82^{\circ} 32' 21''$ W., 218.76' to a point; thence S. $82^{\circ} 19' 46''$ W., 27.92' to a point; thence along the arc of a curve to the northwest having a radius of 454.13', 263.41' to a point; thence N. $64^{\circ} 26' 16''$ W., 41.33' to a point; thence N. $90^{\circ} 34' 38''$ W., 753.58' to a point; thence N. $90^{\circ} 44' 6''$ W., 1,198.52' to a point; thence N. $89^{\circ} 8' 13''$ E., 307.91' to a point; thence N. $89^{\circ} 56' 11''$ E., 127.48' to a point; thence N. $88^{\circ} 57' 16''$ E., 95.79' to a point; thence S. $120^{\circ} 45' 58''$ E., 22.55' to a point; thence S. $90^{\circ} 41' 40''$ E., 362.0' to a point; thence S. $90^{\circ} 52' 28''$ E., 461.93' to a point; thence S. $110^{\circ} 00' 43''$ E., 222.42' to a point; thence S. $90^{\circ} 3' 25''$ E., 470.61' to a point; thence S. $100^{\circ} 20' 25''$ E., 169.00' to a point; thence S. $90^{\circ} 26' 00''$ E., 295.08' to the point of beginning, containing 24.18 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 22, Code of Henrico (Zoning Ordinance). They are as follows:


Except for the existing dwelling on the Property:

1. The finished floor area of any dwelling constructed on the Property shall be a minimum of 1,800 square feet.
2. The width of any lot at the front setback line shall be a minimum of ninety (90) feet.
3. The visible exterior portions of the foundations of any home on the Property shall be constructed of brick and all homes constructed on the Property shall be built on foundations.
4. Any portion of any outside wall constructed of masonry shall be of brick and the visible portions of any chimneys shall be of brick construction.
5. All streets shall have rolled and/or standard curb and guttering.
6. There shall be no direct vehicular access to or from any lot to or from Hungary Road.

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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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. Charlie E. Pike, Jr., et. als.
Ms. Ruth J. Herrink, et. als.