

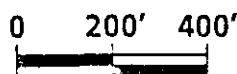
SING. FAM.

COUNTY OF HENRICO PLANNING OFFICE

PT. 70 - A2 - 13

TUCKAHOE DISTRICT

C-72C-87



JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 20, 1987

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

Re: Conditional Rezoning Case C-72C-87

Mr. Earl Thompson
11059 Three Chopt Road
Richmond, Virginia 23228

Dear Mr. Thompson:

The Board of Supervisors at its meeting on October 14, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), described as follows:

Part of Parcel 70-A2-13:

Beginning at a rod on the W. line of Pump Road, said rod being 2121 +/- from the N. line of Sunrise Road extended; thence S. $65^{\circ} 35' 04''$ W., 216.26' to a fence post; thence S. $60^{\circ} 52' 22''$ W., 123.44' to a rod; thence N. $62^{\circ} 16' 20''$ W., 592.29' to a stone; thence N. $34^{\circ} 56' 14''$ E., 339.38' to a stone; thence S. $64^{\circ} 40' 40''$ E., 715.63' to a point on the W. line of Pump Road; thence continuing along the W. line of Pump Road S. $06^{\circ} 44' 18''$ W., 73.50' to a point; thence continuing along the W. line of Pump Road in a curve to the left having a radius of 1170.00' and a length of 24.98' to a rod and point of beginning, containing 5.541 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:

1. There shall be no direct vehicular access to or from any residential lot developed on the property, to or from Pump Road, unless otherwise required by any governmental body.
2. One (1) story homes shall have a minimum of 1,150 square feet of finished floor area.
3. Two (2) story homes shall have a minimum of 1,700 square feet of finished floor area.
4. The visible portions of exterior residence foundations shall be constructed of brick.
5. To the extent reasonable practicable, the clearing of mature trees on lots by the developer shall be limited to trees in areas required to accommodate the dwelling and its normal and customary accessories, open yard areas and areas required to permit utility services and driveways.

Mr. Earl Thompson
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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
J. K. Timmons & Associates, P.C.
Mr. & Mrs. Harry J. Rosson