



COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

91-A2-8 Pt. 91-B2-21
BROOKLAND DISTRICT

C-51C-88



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 14, 1988

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

Re: Conditional Rezoning Case C-51C-88

Mr. Donald L. Blake
4122 E. Parham Rd.
Richmond, Va. 23228

MAURICE WALK

Dear Mr. Blake:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from R-3 One Family Residence to R-3AC One Family Residence District (Conditional), described as follows:

Parcels 91-B2-8 and Part of Parcels 91-B2-21, Part Lots 30 and 31, Glen Allen Park Subdivision:

Beginning at the north Right of Way line of Molly Lane; thence on a bearing N. 77° 08' 55" W., 196.31'; thence along a bearing of S. 12° 51' 05" W., 120 (+-); thence on a bearing of N. 77° 08' 55" W., 513 (+-); thence on a bearing of S. 12° 51' 05" W., 35 (+-); thence on a bearing of N. 77° 08' 55" W., 250 (+-); thence along the east side of Purcell Road on a bearing of S. 12° 07' 50" W., 412 (+-); thence along a bearing of S. 77° 52' 10" E., 351 +-; thence on a bearing of S. 12° 07' 50" E., 14.88 (+-); thence along a bearing of S. 79° 11' 50" E., 731.04 (+-); thence along a bearing of N. 17° 48' 20" E., 590 (+-); thence along a bearing of N. 77° 08' 55" W., 183.69 (+-)' to the point of beginning, containing 12.532 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. Single story homes shall not have less than 1,200 square feet gross space.
2. Two story homes shall not have less than 1,500 square feet gross space.
3. All homes must have brick foundations.
4. There will be no access sought to Terry Hight (sic) from this development.
5. All homes that are designed with chimneys will be of brick material.

Mr. Donald L. Blake
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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. M. L. Blackburn
Mr. Nathan Maizels
Weinstein Associates

COUNTY OF HENRICO



ANGELA H. MOORE, AICP
DIRECTOR OF PLANNING
(804) 672-4602

January 15, 1991

Re: Maurice Walk
Proffered Zoning Conditions
C-51C-88 (June 8, 1988)

Mr. Michael Regan
McGurn Company
4062 Crockett Street
Richmond, VA 23228

Dear Mr. Regan:

This is to confirm results of the discussion during our telephone conversation on January 9 in regard to the effect of proffered conditions 1 and 2 of rezoning case C-51C-88 on house size and finished floor areas.

Proffered conditions 1 and 2 increase the minimum size to 1200 square feet and 1500 square feet for 1 and 2 story homes respectively from 1050 square feet otherwise required by Sec. 22-94 of the zoning ordinance for homes in a R-3A One Family District.

Sec. 22-94(u) permits up to one-third (1/3) of the floor area to be left unfinished for future completion. Therefore, a minimum of 800 square feet and 1000 square feet of 1 and 2 story homes respectively must be finished at time of occupancy. A Cape Cod is defined as a 2 story house.

Of the 12 home building permits that this office has certified in Maurice Walk, 5 have been for Cape Cods and only three of them have proposed an unfinished upstairs. All three were approved under an interpretation that calculated the unfinished area on 1/3 of 1050 square feet (code minimum) rather than the proffered minimum area (1500 square feet). That basis was found to be in error, therefore, all future Cape Cod house permits will have to meet the 2/3 completion requirement of the actual house area.

It appears there are several options available to meet the requirement for Cape Cods:

1. partial completion of the upstairs
2. increase ground floor size, to a full 24'X42' rectangle (by extending the living room)
3. seek and obtain an amendment of proffered conditions.

Mr. Michael Regan
January 15, 1991
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Staff will be available to help you resolve technical matters to overcome the problem so that you can continue to build Cape Cods with unfinished upstairs. The concept of offering a Cape Cod with an unfinished upstairs has always been, and still is, an excellent idea and should be continued. I regret that staff didn't have an opportunity to work with you regarding its application to your specific house when the either or both the specific house plans were being developed or earlier when the proffers were being written.

Please let me know if I can be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Allen D. Webb", with a long horizontal flourish extending to the right.

Allen D. Webb, C.L.A., ASLA
Principal Planner

cc: Susan Blackburn
Conditions Zoning Index