

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

78-B2-9

C-54C-88

TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 14, 1988

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

Re: Conditional Rezoning Case C-54C-88

Mr. and Mrs. Walter B. Osborne
P. O. Box 269
Cobbs Creek, Virginia 23035

Dear Mr. and Mrs. Osborne:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from A-1 Agricultural to R-3C One Family Residence District (Conditional), property described as follows:

Parcel 78-B2-9:

Beginning at a point on the eastern right-of-way line of Dragana Drive at its present terminus; thence S. $54^{\circ} 58' 0''$ E., 870.68' to a point; thence S. $32^{\circ} 21' 10''$ W., 593.12' to a point; thence N. $54^{\circ} 58' 0''$ W., 748.08' to a point, said point being the eastern right-of-way line of a 30 foot road in common, known as Cottrell Road; thence N. $30^{\circ} 10' 15''$ W., 753.96' to a point; thence S. $54^{\circ} 58' 0''$ E., 351.96' to a point; said point being the point of beginning, containing 13.65 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:

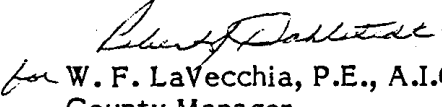
1. No more than 2.3 lots per acre shall be developed on the property.
2. Each lot on the property shall have a minimum of 11,600 sq. ft.
3. The visible exterior portions of the foundations of houses on the property shall be of brick or stone.
4. Each house on the property shall have a minimum of 2,000 sq. ft. of finished floor area.
5. To the greatest feasible extent, at time of development the clearing of trees on lots shall be limited to that required to accommodate the house and its normal and customary accessories and those limited areas required to permit utility services.
6. Any roads developed on the property shall have an asphalt surface.
7. All lots on the property shall be developed with curb and gutter.
8. This proffered condition was not accepted by the Board of Supervisors.

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9. Any chimneys that are built shall be of masonry construction.

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. Bill Axselle