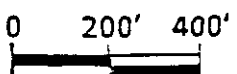


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.
C-730-88

PT. 91-B 2-21
 BROOKLAND DISTRICT



Revised

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 16, 1989

Re: Rezoning Case C-73C-88

James River Developers, Inc.
8900 Three Chopt Road
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on May 10, granted your request to conditionally rezone from R-3 One Family Residence to R-3AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 91-B2-21, Lots 26, 27 and part of Lot 28, Glen Allen Park Subdivision.

The Board of Supervisors accepted the attached four proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,

Robert H. Paddell
for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Ralph L. Axelle, Jr.



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL

AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

*James F & Susan C. Wright and James R. Wright
Developers, by*

Ralph W. [unclear], Attn: Attorney in Fact

3-14-88

Signature of Owner or Applicant*

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

*See interpretation
by ADW
dated 9-11-90*

- ①. Any single-story home shall have not less than 1,200 square feet finished floor area.
- ②. Any two-story home shall have not less than 1,500 square feet finished floor area.
- 3. The visible portions of exterior dwelling foundation shall be of brick.
- 4. All dwellings that are designed with chimneys will have brick chimneys.

RECEIVED

MAR 20 1989

PLANNING OFFICE
COUNTY OF HENRICO

C-73C-88

ACCEPTED BY THE BOARD OF SUPERVISORS
MAY 10, 1989

PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 11, 1990

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

Re: Proffers Interpretation
C-73C-88 (Glen Hollow Subdivision)

Mr. Ralph L. "Bill" Axselle
Williams, Mullen, Christian & Dobbins
4401 Waterfront Drive, Suite 140
Hewlett-Packard Building
Glen Allen, VA 23060

Dear Mr. Axselle:

I. Background

This office is charged with the responsibility of administering (enforcing) proffered conditions accepted by the Board of Supervisors as part of the rezoning process. You have asked for interpretation of proffers 1 and 2 accepted by the Board of Supervisors on May 10, 1989, with rezoning case C-73C-88. They are:

1. Any **single-story** home shall have not less than 1,200 square feet of **finished** floor area.
2. Any **two-story** home shall not have less than 1,500 square feet of **finished** floor area.

You asked if a **Cape Cod** style house can be considered a 1½ story house for purposes of floor area determination.

II. Findings

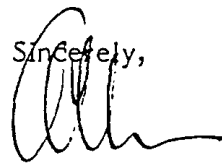
1. In regard to the proffered finished floor area requirement, this office takes the position that proffered conditions are a specific and deliberately made modification of the minimum requirements established by the zoning code. They are therefore interpreted and enforced exactly as written. In this circumstance, both proffers 1 and 2 identify the amount of floor area that must be **finished**. (Several rezoning cases have provided that a portion of the house may be left "unfinished" as provided for by Sec. 22-94(u); but that was not done for case C-37C-88). If the builder wishes to leave some area "unfinished", it must be in addition to the minimums set forth in proffers 1 and 2.

2. In regard to **Cape Cod** style homes, this office has always considered them to be **two-story**. In fact, the differences in finished floor area requirements for one and two story homes (in the same district) set forth in Sec. 22-94 reflect that position. Therefore, the **Cape Cod** homes to be constructed in Glen Hollow will have to meet the proffer 2 standard of at least 1,500 square feet of finished floor area.

Mr. Ralph L. "Bill" Axelle
September 11, 1990
Page 2

3. Although you did not request an interpretation of proffered condition 3, request was recently made and I am taking the liberty of attaching a copy of our response so that you too will have the benefit of it, because it effects Glen Hollow just as it does Forest Trace (C-50C-89).

If I may be of assistance, please call me at 672-4286.

Sincerely,


Allen D. Webb, CLA
Principal Planner

Attachment

cc: Conditional Zoning Index ✓