

SINGLE FAMILY RESID.
C-103C-89

COUNTY OF HENRICO PLANNING OFFICE

PT. 90-BI-14
BROOKLAND DISTRICT



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 20, 1990

Re: Conditional Rezoning Case C-103C-89

Appia Corporation
c/o Walter L. Hooker, Esquire
7201 Glen Forest Drive, Suite 203
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on March 14, granted your request to conditionally rezone from A-1 Agricultural to R-2AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 90-B1-14::

Beginning at a point in the E. line of U.S. Route 33 (Staples Mill Road), said point being the southwestern corner of Lipscomb; thence running N. $59^{\circ} 33' 05''$ E., 265.59' to a point; thence S. $86^{\circ} 12' 55''$ E., 86.96' to a point; thence S. $84^{\circ} 53' 35''$ E., 312.60' to a point; thence N. $84^{\circ} 31' 35''$ E., 232.20' to a point; thence S. $5^{\circ} 43' 58''$ E., 209.62' to a point; thence S. $84^{\circ} 35' 38''$ W., 65.91' to a point; thence S. $5^{\circ} 36' 40''$ E., 107.19' to a point in the N. line of Mountain Road; thence S. $43^{\circ} 59' 25''$ W., with the N. line of Mountain Road 324.40' to a point; thence running westerly along the arc of a curve to the right of radius 1115.92' with the N. line of Mountain Road (Delta = $3^{\circ} 13' 40''$) Chord = S. $45^{\circ} 36' 15''$ W., for 62.85') for 62.86' to a point; thence S. $84^{\circ} 24' 53''$ W., 295.15' to a point in the E. line of U.S. Route 33; thence N. $27^{\circ} 16' 35''$ W., with the E. line of U. S. Route 33 for 567.48' to the point of beginning, containing 9.05 acres, more or less.

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):

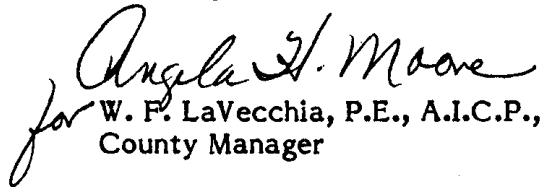
1. The homes to be constructed shall have a minimum of 2,000 square feet of finished floor area.
2. No more than 19 individual home sites (lots) shall be permitted on the property.
3. All chimneys that are built shall be of masonry construction.
4. There shall be no access to the property from Staples Mill Road.
5. All visible exterior parts of dwelling foundations be faced with either brick or stone.
6. Along any side or rear property line abutting Staples Mill Road or Mountain Road, no fencing shall exceed 42" in height.

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7. Around the exterior perimeter of the subject property, there shall be a ten foot (10') wide landscaping/buffer area within which, no buildings/structures may be placed or erected. This shall not be construed to prohibit access from Mountain Road.

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