

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESIDENTIAL

70-B2-14,51,57,61

TUCKAHOE DISTRICT

C-73C-89



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 17, 1989

Re: Conditional Rezoning Case C-73C-89.

Messrs. Marc Axel and Neil P. Farmer
P. O. Box 31355
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on October 11, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), property described as follows:

Parcels 70-B2-14, 57, 61, and 51:

Commencing at the intersection of the eastern right-of-way line of Sunrise Court with the Southern right-of-way line of Sunrise Road; thence along the Southern right-of-way line of Sunrise Road in a southeasterly direction 119.08' to a point; thence S. 26° 05' 15" W., 75.93' to a point; being the point of beginning; thence N. 26° 05' 15" E., 1212.11' to a point; thence S. 89° 28' 00" E., 277.44' to a point; thence S. 17° 15' 00" E., 516.84' to a point; thence S. 73° 15' 00" W., 287.63' to a point; thence S. 15° 00' 30" E., 340.53' to a point; thence S. 73° 15' 00" W., 343.97' to a point; thence S. 15° 35' 18" W., 76.15' to a point; thence S. 19° 12' 22" E., 213.52' to a point; thence N. 68° 45' 45" W., 533.73' to the point of beginning, containing 13.7 acres.

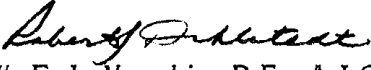
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. One story homes shall have a minimum of 1150 square feet of finished floor area, as defined and regulated by Section 22-94 of the Zoning Ordinance.
2. Two story homes shall have a minimum of 1700 square feet of finished floor area, as defined and regulated by Section 22-94 of the Zoning Ordinance.
3. The visible portions of exterior residence foundations shall be of brick.
4. To the greatest feasible extent, during construction the clearing of trees on lots shall be limited to that required to accommodate the dwelling and its normal and customary accessories and those limited areas required to permit utility services.
5. Density shall be limited to not more than 3.3 homes per gross acre.
6. Developer shall provide for the dedication and construction or extensions of the remaining part of Sunrise Road, Chatham Woods Drive and Burrard Street within this property to insure adequate, safe access and to avoid future need to rename some existing portions of these roads if they are not connected. The need for developer to provide for such dedication and construction or extensions shall be determined at the time of subdivision approval.

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Page 2
October 17, 1989

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,


W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. and Mrs. Llewellyn J. Held, Jr.
Mr. and Mrs. David L. Hall