

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

96-A1-28

C-35C-90

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

July 31, 1990

Re: Conditional Rezoning Case C-35C-90

Mr. Tommy Browning
P. O. Box 187
Oilville, Virginia 23129

Dear Mr. Browning:

The Board of Supervisors at its meeting on July 25, granted your amended request to conditionally rezone from R-2 One Family Residence to R-3AC and R-4C One Family Residence Districts (Conditional), property described as follows:

Parcel 96-A1-28:

Parcel A - R-4C Zoning

Beginning at a point on the eastern line of Bethlehem Road being 600 +-' north of Libbie Avenue; thence from said point of beginning N. 33° 17' 35" W., 327.03'; thence departing said eastern line of Bethlehem Road N. 81° 15' 00" E., 998.58'; thence S. 51° 18' 50" E., 43.27'; thence S. 10° 00' 00" E., 250'; thence S. 80° 15' 00" W., 897.6' to the point of beginning, containing 6.4 acres.

Parcel B - R-3AC Zoning

Beginning at a point on the eastern line of Bethlehem Road being 927.03+-' north of Libbie Avenue; thence from said point of beginning N. 33° 17' 35" W., 164.9'; thence departing said eastern line of Bethlehem Road N. 81° 15' 00" E., 772.2'; thence N. 80° 00' 00" E., 154.07'; thence S. 51° 18' 50" E., 208.22'; thence S. 81° 15' 00" W., 998.58' to the point of beginning, containing 3.33 acres.

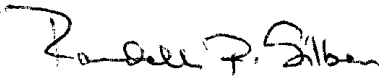
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The density of this parcel shall be limited to 32 single-family dwellings.
2. The visible portion of all dwelling foundations will be constructed of brick.
3. Fireplaces shall have chimneys constructed of masonry with brick exterior.
4. The minimum finished floor area of ranch homes shall be 1200 square feet; and two-stories shall be 1500 square feet.
5. Prior to recordation of a final subdivision plat, a request shall be made to rezone to conservation that portion of the property lying within the 100-year flood plain.

Mr. Tommy Browning
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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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Youngblood, Tyler & Associates
Ms. Lillian R. Baskett