





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

January 15, 1991

Re: Conditional Rezoning Case C-74C-90

*ref C-12C-91*

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

Gentlemen:

The Board of Supervisors at its meeting on January 9, granted your request to conditionally rezone from R-3 One Family Residence to R-4C One Family Residence District (Conditional), property described as follows:

Parcels 98-A1-26 and 27:

Beginning at a point in the southerly right-of-way line of Hungary Road, said point being the northwesterly corner of Laurel Dell Subdivision; thence with the westerly line of Laurel Dell S. 08° 34' 37" W., 357.86' and S. 64° 15' 37" W., 308.00' to the northerly corner of the property of Richmond Land Corporation; thence with the northerly line of Richmond Land Corporation S. 24° 21' 09" W., 50.00' and S. 77° 41' 26" W., 256.86' to the southeasterly corner of the property of Jenkins; thence with the easterly line of Jenkins N. 14° 30' 00" E., 729.72' to the southerly right of way line of Hungary Road; thence with Hungary Road S. 74° 13' 30" E., 436.09' to the point of beginning, containing 5.95 acres, more or less.

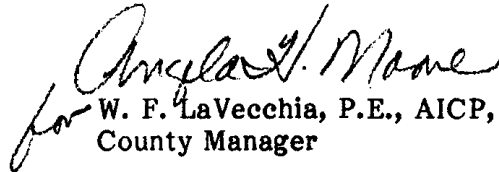
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The exterior portions of all dwelling foundations shall be of brick.
2. All dwellings that are designed with chimneys shall have brick chimneys.
3. One story homes shall have a minimum of 1150 square feet of liveable floor area, as regulated by Section 22-94 of the Zoning Ordinance.
4. Two story homes shall have a minimum of 1300 square feet of liveable floor area, as regulated by Section 22-94 of the Zoning Ordinance.
5. The property shall not be subdivided into more than 15 single family lots.
6. 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.

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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,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index