

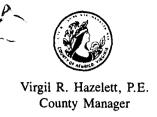
SINGLE FAMILY RESID.

C-27C-9

400' 200'

PT. 28-BI-18 VARINA DISTRICT

JA<sup>\*</sup>



## COUNTY OF HENRICO

December 15, 1992

Re: Conditional Rezoning Case C-27C-91

Mr. Robert J. Martinko 1207 Roseneath Road Richmond, VA 23220

Dear Mr. Martinko:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence District (Conditional), Part of Parcel 28-B1-18, described as follows:

Beginning at a point on the N. line of proposed Midview Road Extended 196.27' east of the eastern line of Canesville Lane; thence N. 54° 07' 56" E., 320.22' to a point; thence S. 57° 24' 50" E., 298.13' to a point on the northern line of proposed Midview Road Extended; thence along the northern line of proposed Midview Road on an arc to the left with a radius of 2571.47', 503.66' to a point; thence continuing along the northern line of proposed Midview Road Extended S. 81° 27' 00" W., 8.60' to the point of beginning, containing 1.0 +- acre.

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):

- All dwelling houses shall have public water and sewer connected at the developer's expense.
- 2. Fawcett Lane shall not be used during construction for construction and development traffic.
- 3. All dwelling houses shall have a minimum of 1600 square feet except that no more than 25% of the houses shall be permitted to have less than 1600 square feet but not less than 1200 square feet.
- 4. There shall be no exposed block foundations of any dwelling house located within the subdivision; and foundations shall be made only of brick.
- 5. The following conditions shall be applicable to all non-brick fireplace chimneys: none shall be built on the side of any residence; all chimneys or pipes exiting through the roof of any residence shall exit to the rear of said residence; there shall be no exposed fireplace pipes exiting the residence; all exposed fireplace pipes exiting the roof of a

residence shall be enclosed by brick or siding compatible with the home's exterior.

- 6. A twenty-five (25) foot buffer area to be provided along the proposed minor collector concept road 28-1.
- 7. No ingress or egress by way of residential driveways on the proposed minor collector concept road 28-1.

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,

Virgil R. Hazelett, P.E.

County Manager

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

Richmond Development, Inc.

Mr. Wayne E. Mayton

Mr. Ralph L. Axselle, Jr., Esquire