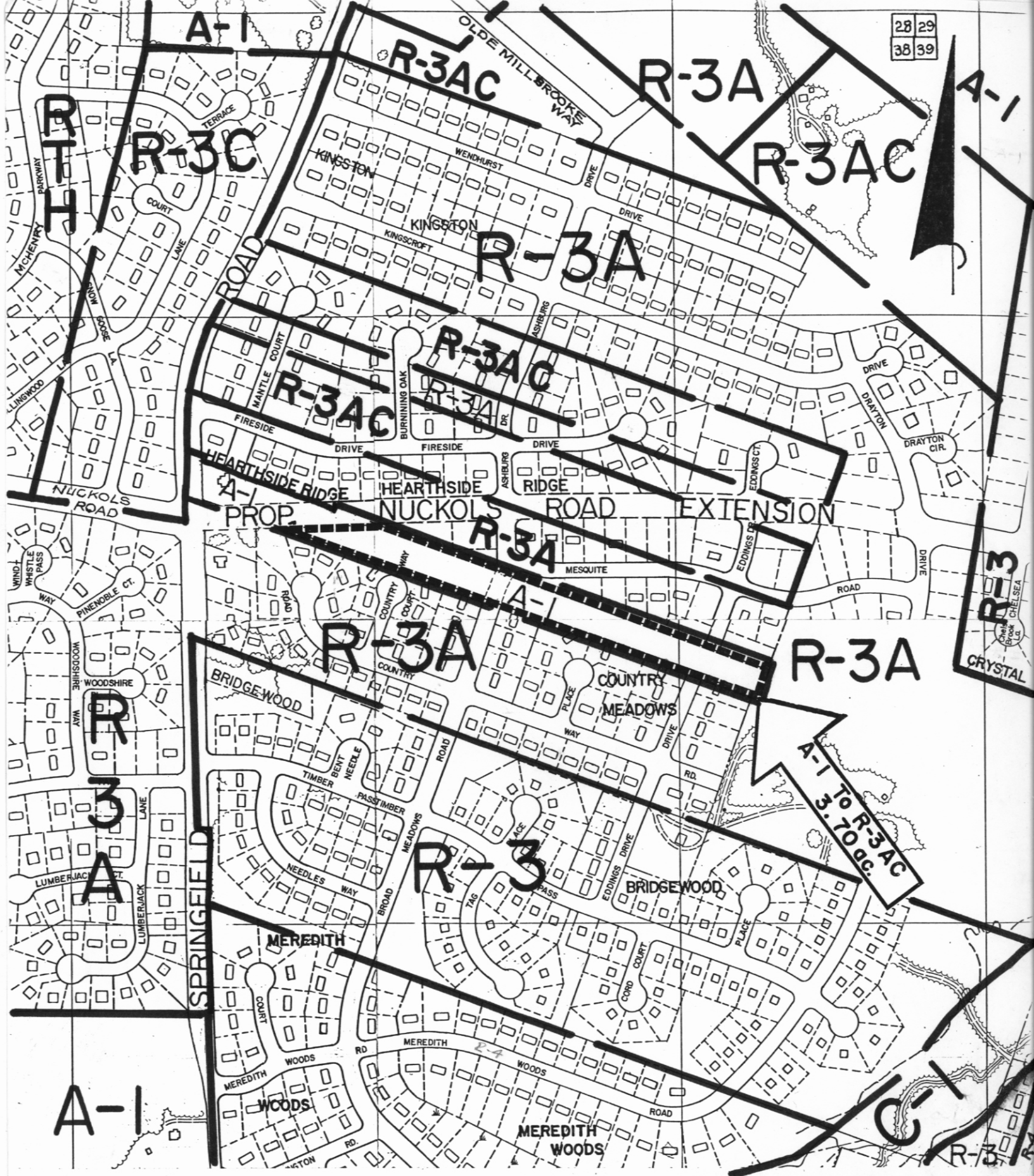

COUNTY OF HENRICO PLANNING OFFICE

ONE FAMILY RESIDENTIAL

C-51C-91

0 200' 400'

PT. 87 - A1 - 15

THREE CHOPT DISTRICT

JAS

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 18, 1992

Re: Conditional Rezoning Case C-51C-91

Mr. Henry L. Wilton
Hale Development Corporation
12095 Gayton Road
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on February 12, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Part of Parcel 87-A1-15, described as follows:

Beginning at a point on the southern right-of-way of the proposed extension of Nuckols Road marked P.O.B., said point being 404.92' W. of the western right-of-way of Broad Meadows Road Extended; thence along the southern property line of Hearthside Ridge, Sections 1 and 2, S. 69° 57' 31" E., 1375.25' to a point on the western property line of C. P. Liesfeld Construction Company, Inc., thence along said western line S. 20° 11' 11" W., 109.88' to a point on the northern property line of Country Meadows, Sections 1 and 2; thence along said northern line N. 69° 42' 03" W., 1651.73' to a point on the southern right-of-way line of the proposed extension of Nuckols Road; thence along said southern line N. 89° 43' 40", 295.09' to the point of beginning, containing 3.70 +- 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 exterior portion of the housing foundation of all dwellings shall be brick.
2. Each single family dwelling constructed on the subject property shall have a minimum of 1200 sq. ft. of livable floor area as defined in Section 22-94(u) of the Henrico Zoning Ordinance for ranch type dwellings and a minimum of 1300 sq. ft. of livable floor area as defined in Section 22-94(u) of the Henrico Zoning Ordinance for any two story or cape cod dwellings.
3. All two story houses constructed on the subject property shall be colonial type structures and all ranchers shall be of traditional type architectural design.
4. A twenty (20) foot planting strip shall be provided on lots which are immediately adjacent to Nuckols Road.

(804) 672-4206 PARHAM & HUNGARY SPRING ROADS / P. O. BOX 27032 / RICHMOND, VIRGINIA 23273
FAX (804) 672-4162

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 Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Misses Marie Goode and Jacqueline Townsend