

87-B2-10

SINGLE FAMILY RESID.

THREE CHOPT DISTRICT

C-27C-92



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

September 15, 1992

Re: Conditional Rezoning Case C-27C-92

Mr. Richard H. Youngblood, Jr., P.E.,
P. O. Box 517, 1151 Hanover Green Dr.
Mechanicsville, Virginia 23111

Dear Mr. Youngblood:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone property from A-1 Agricultural to R-4C One Family Residence District (Conditional), Parcel 87-B2-10, described as follows:

Beginning at a point on the W. line of Francistown Road, said point being approximately 769.40' north of the intersection of the N. line of Broad Meadows Road and Francistown Road; thence N. $77^{\circ} 13' 00''$ W., 808.82' to a point; thence N. $11^{\circ} 58' 30''$ E., 315.60' to a point; thence S. $77^{\circ} 13' 00''$ E., 807.46' to a point on the W. line of Francistown Road; thence in a southwardly direction along the W. line of Francistown Road S. $12^{\circ} 43' 30''$ W., 63.02' to a point; thence southwardly along the radius of 11489.16' having a length of 252.57' to the point of beginning and containing 5.85 acres in the Three Chopt District of Henrico County as shown on the plat prepared by Youngblood, Tyler & Associates, P.C. dated June 26, 1992.

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 residence foundations shall be constructed of brick. The exterior portions of foundations of any prefabricated chimneys shall be constructed of brick.
2. All dwellings constructed on the property shall be subject to the dwelling size requirements of the R-2A zoning classification as defined in Chapter 22-94 and Chapter 22-94(u) of the Henrico County Zoning Code.
3. There shall be no direct vehicular access to or from any residential lot developed on the property to or from Francistown Road.
4. The houses constructed on lots adjacent to Francistown Road shall have a side yard setback on the Francistown Road side of at least 25 feet.

Mr. Richard H. Youngblood, Jr., P.E.,
Page 2
September 15, 1992

5. The owner/applicant will apply to rezone the 100 year flood plain to C-1 prior to final subdivision approval.

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