



28-A-20B

SINGLE-FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-32C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.
County Manager

June 19, 1996

Re: Conditional Rezoning Case C-32C-96

Mr. Robert M. Atack
Second-Atack Properties
P. O. Box 32007
Richmond, Virginia 23294

Dear Mr. Atack:

The Board of Supervisors at its meeting on June 13, 1996, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-3AC One Family Residence District (Conditional), Parcel 20-A-20B, described as follows:

Beginning at a point lying at the northeast intersection of Rollinwood Lane and Ft. McHenry Parkway extended; thence with Ft. McHenry parkway N. $26^{\circ} 23' 53''$ E., 46.76' to a point; thence along a tangent curve to the left having a radius of 184.20' and a length of 27.66' to a point; thence N. $35^{\circ} 00' 00''$ E., 159.00' to a point; thence along a tangent curve to the left having a radius of 351.78' and a length of 138.14' to a point; thence N. $12^{\circ} 30' 00''$ E., 96.56' to a rod found on the E. line of Fort McHenry and being the point of beginning; thence with property line of The Forest Subdivision, Section B, N. $77^{\circ} 33' 00''$ W., 175.00' to a rod found; thence with the land of Capital One Bank N. $12^{\circ} 30' 00''$ E., 94.64' to a rod set; thence with the land of Henry Jones S. $74^{\circ} 50' 33''$ E., 318.44' to a rod found; thence with the land of Henry and Linda Jones, Jr., S. $9^{\circ} 19' 57''$ W., 80.0' to a rod found; thence with the land of The Forest Subdivision, Section B, N. $77^{\circ} 30' 00''$ W., 147.52' to the P.O.B. and containing 0.641 acre of land, being the same property conveyed to Second Atack Properties, Inc., a Virginia Corporation, from Innsbrook North Associates, a Virginia General Partnership, by deed dated June 3, 1986, recorded June 6, 1986 in the Clerk's Office, Circuit Court, Henrico County, in Virginia Deed Book 2007, Page 725.

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. Minimum House Size: All houses shall have a minimum of 1,500 square feet in floor area.

Mr. Robert M. Atack
June 19, 1996

2

2. Foundations: The exterior portion of residence foundations above finished grade shall be constructed of brick.
3. Clearing Limitations: When practicable, the clearing of trees shall be limited to that necessary for dwellings, road improvements, driveways, utilities, signage, customary accessory uses and wetland mitigation areas or when necessary for common areas.
4. R-3 Standards: Both lots shall be developed under the R-3 single family residential restrictions except for the side and rear yard setbacks which shall adhere to the R-3A single family residential requirements.

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: Director, Real Estate Assessment
Conditional Zoning Index