

39-A-25 / 39-2-H-114

BROOKLAND DISTRICT

SINGLE FAMILY RESIDENTIAL

**C-25C-97** ®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 15, 1997

VIRGIL R. HAZELETT, P.E.  
County Manager

Re: Conditional Rezoning Case C-25C-97

Holder Brothers Construction  
8545 Patterson Avenue, Suite 306  
Richmond, VA 23229

Gentlemen:

The Board of Supervisors at its meeting on July 9, 1997, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence Districts to R-3AC One Family Residence District (Conditional), Parcels 39-A-25 and 39-2-H-114, described as follows:

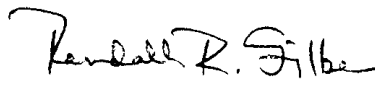
Beginning at a point on the east line of Francistown Road, said point being located 911.05' north of the north line of Candlelight Place, thence from said point of beginning along the east line of Francistown Road N.19° 53' 40"E. 370.00' to a point; thence leaving the line of Francistown Road S. 70° 34' 00" E., 471.67' to a point; thence S. 19° 53' 40" W., 200.00' to a point; thence N. 70° 34' 15" W., 192.73' to a point, thence S.72° 31' 41" W., 283.09' to the point of beginning, containing 2.4 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 24, Code of Henrico (Zoning Ordinance):

1. No residential drives shall have access directly to Francistown Road.
2. No more than six (6) lots will be developed on the property.
3. No chimney or direct vent fireplace extending outward from the exterior wall of a dwelling may be cantilevered. The exposed exterior foundation of such chimney or fireplace enclosure shall be constructed of the same material as the dwelling foundation. All exposed dwelling foundations shall be brick, exclusive of porches and decks.
4. All house sizes shall be a minimum of 1,450 square feet.

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  
Mr. R. Andrew Kestner