

PT. OF 50-A-15

BROOKLAND DISTRICT

SINGLE - FAMILY RESIDENTIAL

**C-22C-98**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

May 21, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-22C-98

Mr. Henry L. Wilton  
Wilton Development Corp.  
6421 Rigsby Rd.  
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on May 13, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Part of Parcel 50-A-15, described as follows:

Beginning at a point 372.54' from the west line of Honey Lane; Thence S. 46° 25' 37" W., 838.69 feet to a point; Thence S. 46° 25' 37" W., 134.63' feet to a point; Thence S 67° 45' 46" W., 359.43 feet to a point; Thence N 44° 04' 35" E 463.67 feet to a point; Thence S. 45° 55' 25" E., 149.92 feet to a point, 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 24, Code of Henrico (Zoning Ordinance):

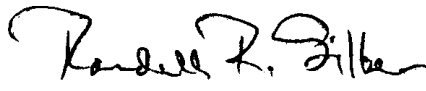
1. **Foundations.** The exterior portion of residence foundation above finished grade shall be constructed of brick.
2. **Size of Single Family Dwellings.** The minimum square footage for ranchers shall be 1,100 square feet of finished floor area. The total minimum square footage for cape cods shall be 1,250 square feet and for two stories shall be 1,350 square feet. Cape cods and two stories may be constructed with up to 1/3 unfinished floor area.
3. **Fireplaces.** All fireplace chimneys, including gas vents, shall have a brick foundation and be enclosed in brick and/or a siding similar to the homes' exterior.
4. **Utility Easements.** Utility easement shall be provided to the adjacent property owners for their collective use. Location of easements to be determined at time of construction plan approval.
5. **Layout.** This parcel shall be incorporated into the larger project in Case No. C-61C-97.

Mr. Henry L. Wilton  
Wilton Development Corp.  
May 21, 1998

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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. Hazlett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Richmond Buddhist Assoc.