



NOTE:
 This Rezoning Case Lies Within The Airport Safety Overlay District as Adopted by the Board of Supervisors June 12, 1991, in Accordance with Chapter 24, Addendum 58 (Zoning Ordinance Amendment)

SINGLE - FAMILY RESIDENTIAL

C-46C-00



164-A-42

VARINA DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 18, 2000

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-46C-00

Mr. H. W. Owens
H. W. Owens, Inc.
2717 Willard Rd.
Richmond, VA 23294

Dear Mr. Owens:

The Board of Supervisors at its meeting on July 11, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 164-A-42, described as follows:

Beginning at a point on the southwesterly corner of said parcel; thence N. 00° 55' 05" E., 516.94' to a point; thence S. 76° 13' 30" E., 605.12' to a point; thence S. 09° 41' 30" W., 410.18' to a point; thence N. 86° 34' 30" W., 527.89' to the point of beginning, containing 5.971 acres.

The Board of Supervisors accepted the following proffered conditions, dated May 4, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Size of Single Family Dwellings. The square footage requirement for finished floor area shall be a minimum of 1,075 square feet for ranchers; 1,220 square feet for 1 1/2 story dwellings; 1,350 square feet minimum for two-story dwellings. No more than forty (40) percent of the total dwellings built shall be developed on concrete slabs.
2. Foundations. Houses built using concrete Slab foundations will be required to have brick veneer on all exposed surfaces below the elevation of finished floor and above the elevation of final grade with the exception of rear patios.
3. Foundations. Foundations built using a crawl space shall have exposed brick facing the road with the dwelling faces. Side elevations will have a parge coat finish or a matching brick veneer.
4. A "Declaration of Covenants, Covenants, Conditions and Restrictions" (restrictive covenants) shall be recorded with the subdivision. The restrictive covenants shall address, at a minimum, such items as formation of a homeowners' association, architectural controls, use restrictions, signage, fences, lighting, unlicensed or disable motor vehicles and description of common

Mr. H. W. Owens
H. W. Owens, Inc.
July 18, 2000

2

areas.

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,



6a Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Laraine Isaac