



A-1 to R-2C  
3.538 Ac.



AS APPROVED BY THE  
BOARD OF SUPERVISORS  
5/14/02

SINGLE - FAMILY RESIDENTIAL

April 2002

Ref. 764-766-5496



**C-17C-02**  
BROOKLAND DISTRICT

Scale: 1" = 400'

May 21, 2002

Re: Conditional Rezoning Case C-17C-02

Mr. Jeffrey W. Soden  
1900 Manakin Road  
Manakin-Sabot, VA 23103

Dear Mr. Soden:

The Board of Supervisors at its meeting on May 14, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcel 764-766-5496 (30-A-60) described as follows:

Beginning at a point on the west line of Courtney Road, said point being 915.38' south from the center line of Lakewood Road extended; thence N 69°53'45", a distance of 515.34 to the true point and place of beginning; thence S 33°08'25" W to a distance of 288.48' to a point, thence S 13°43'25" W a distance of 46.77' to a point, thence N 69°52'45" W a distance of 447.89' to a point, thence N 20°12'56" E a distance of 327.39' to a point, thence S 69°53'45" E a distance of 507.12' to the true point and place of beginning, containing 3.538 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 9, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. All homes having one (1) or one and a half (1½) stories must have a minimum floor area of 2,000 square feet of which 100 percent must be finished. All homes having two (2) stories must have a minimum floor area of 2,800 square feet of which 100% must be finished.
2. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick.
3. Curb and gutter will be used on all new streets within the subdivision.
4. Asphalt will be used on all streets within the subdivision.

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5. All homes with wood burning fireplaces shall have brick chimneys. All gas vented fireplaces shall be brick bases similar to the foundation.
6. Additional Virginia Power Easement Setback: The lots in this development will include an additional 10 feet over the minimum of rear yard setback for the lots along the Virginia Power easement.
7. Crawl Spaces: All dwellings must contain crawl spaces. The exceptions to this are that dwellings can be constructed over a basement, attached garages may be built on concrete slabs, and accessory first floor rooms need not be over a crawl space.
8. Access will be provided to the Meadow Farms subdivision by way of Farm Meadow Drive.
9. This property will become part of the adjacent Meadow Farms Subdivision and include Restrictive Covenants that require the sharing of common areas and the cost for maintenance of such.

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,

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

  
VRH/JRM:dr

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
William A. Puryear & Beverly Cauthorne  
Youngblood, Tyler & Associates P.C.