

A-1 to R-3C
0.963 Ac.

R-3AG
Prop.
The Ponds at Dandridge
Farm



October 2002

ZONING

SINGLE FAMILY RESID.

Ref. 759-764-1468

C-59C-02

Brookland District

0 400 Feet

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

November 19, 2002

Re: Conditional Rezoning Case C-59C-02

Richard H. Youngblood, Jr.
Francis Run Associates
P. O. Box 276
Mechanicsville, VA 23111

Dear Mr. Youngblood:

The Board of Supervisors at its meeting on November 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 759-764-1468 (4870 Francistown Road), described as follows:

Beginning at a point on the west line of Francistown Road, said point being 582.55' from the north line of Thomasville Lane, thence N77°17'15"W, 279.53' to a point, thence N12°36'15"E, 150.00' to a point, thence S77°17'15"E, 279.79' to a point on the west line of Francistown Road, S12°42'15"W, 150.00' to the point of beginning, containing .963 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 31, 2002, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Foundations. The visible portions of the residence foundations shall be constructed of brick, stone, or stucco.
2. Minimum House Size. The minimum size for any house constructed on the Property shall be a minimum of 2,100 square feet of finished floor area.
3. Fireplace Chimneys. All fireplace chimneys and gas vents shall be built on brick, stone or stucco foundations.
4. Underground Utilities. All proposed utilities shall be placed underground.
5. Street Improvements. The streets of the subdivision shall be constructed of asphalt and designed with curb and gutter.

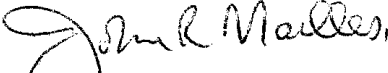
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6. Access Restriction. There shall be no driveways with direct access to Francistown Road.
7. Landscape Strip. A twenty (20) foot landscape strip will be provided adjacent to Francistown Road. No fences shall be allowed in the twenty (20) foot landscape strip.

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,


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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Vincent B. & Charlene Lofton