

Parcels or Portions thereof identified on this sheet
are within the Airport Safety Overlay District and
are subject to Special Regulation

C-59C-07

Zoning

Single-Family Residential

Fairfield District

400

Feet



PS September 2007

Ref: 790-746-1573



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 18, 2007

Norman C. & Gloria J. McCowin
519 North Road
Richmond, VA 23227

Re: Conditional Rezoning Case C-59C-07

Dear Mr. & Mrs. McCowin:

The Board of Supervisors at its meeting on December 11 2007, granted your request to conditionally rezone from A-1 Agricultural District to R-2AC, One-Family Residence District (Conditional), Parcel 790-746-1573, described as follows:

Beginning at a point located at the southeast corner of North Road and Edgefield Street; thence S 79°58'42" E 200.00' to a point; thence S 07°24'01" W 339.96' to a point; thence N 79°59'42" W 200.00' to a point; thence N 07°24'01" E 340.02' to a point, said point being the point of beginning, containing 1.559 acres.


The Board of Supervisors accepted the following proffered conditions, dated October 5, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Density: Density of the site shall not exceed two (2) units, including the existing dwelling on the property.
2. Minimum Dwelling House Size: The minimum finished floor area of any new dwelling shall be 1,800 square feet.
3. Brick Foundation: Any new dwelling to be constructed on the property shall have a brick faced foundation on all sides of the dwelling.
4. Crawl Space: Any new dwelling constructed on the property shall have adequate crawl space there under to allow access thereto and shall have a crawl space entrance of at least three feet by two feet in the rear of the house.
5. Brick Stoop and Steps: The stoops and steps shall be brick consistent with the brick faced foundation.

6. Architectural Materials: The exterior finishes of any new dwelling shall be brick, stone, hardiplank or vinyl siding.
7. Chimneys, Flues and Cantilevered Windows: The exposed portion of a flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent siding. No windows, closets, chimneys or gas vents shall be cantilevered. The exposed portion of all fireplace chimneys shall be brick. This proffer shall not apply to direct-vent gas fireplaces or appliances.
8. Severance: The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department 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

pc: Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
Conditional Zoning Index