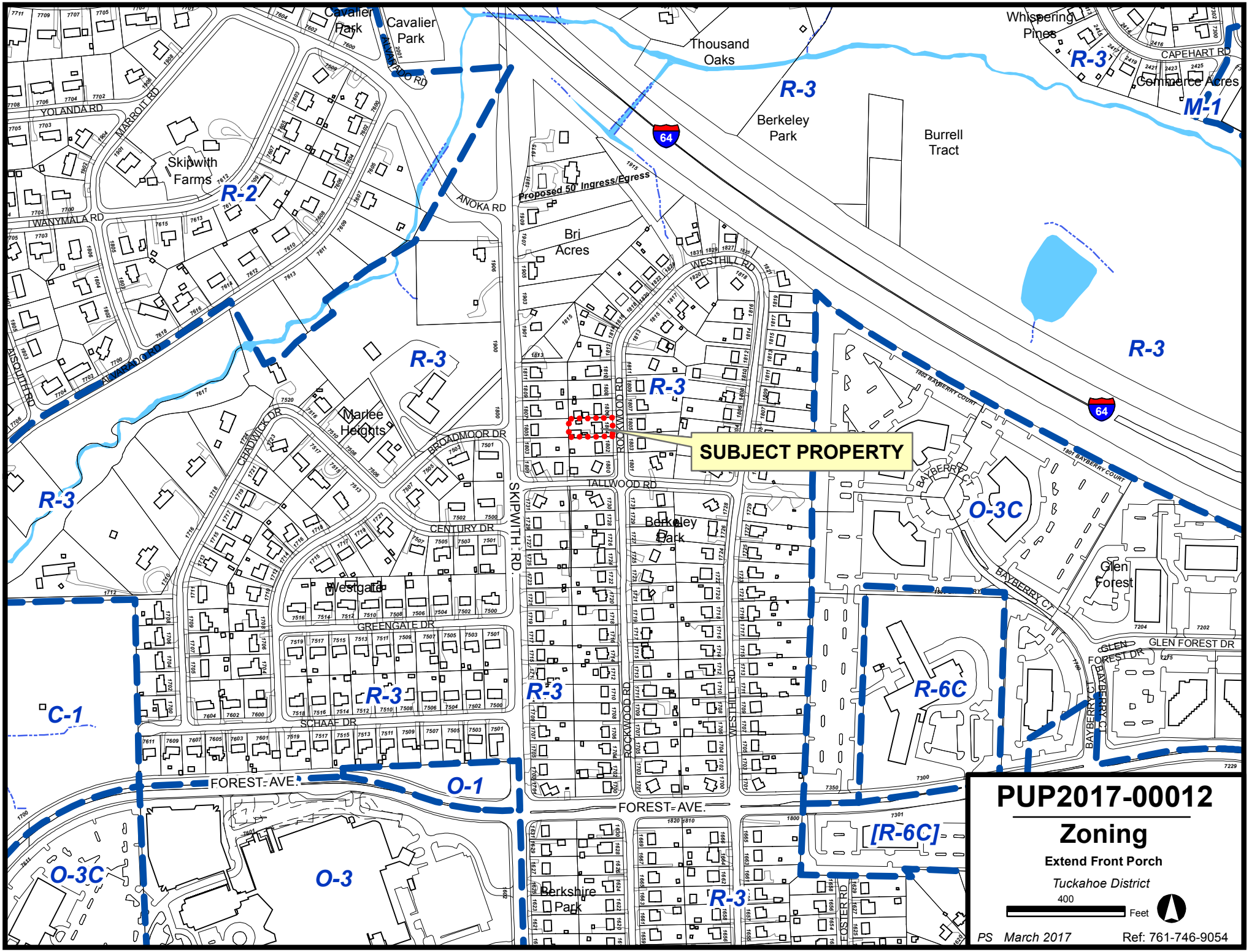


PUP2017-00012
Zoning
Extend Front Porch
Tuckahoe District
400
Feet
PS March 2017
Ref: 761-746-9054
SUBJECT PROPERTY
Proposed 50' Ingress/Egress
R-2
R-3
M-1
O-1
O-3
O-3C
C-1
R-6C
[R-6C]
Cavalier Park
Thousand Oaks
Whispering Pines
Commerce Acres
Berkeley Park
Burrell Tract
Skipwith Farms
Bri Acres
Marlee Heights
Westgate
Glen Forest
Berkshire Park
YOLANDA RD
MARROIT RD
WANYMALA RD
ALVARADO RD
ANOKA RD
CAPEHART RD
WESTHILL RD
ROCKWOOD RD
BROADMOOR DR
CHADWICK DR
TALLWOOD RD
CENTURY DR
SKIPWITH RD
GREENGATE DR
SCHAAF DR
FOREST AVE.
BAYBERRY CT
BAYBERRY COURT
GLEN FOREST DR
FOSTER RD
64

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

July 18, 2017

Mr. Mika T. Elovaara
1804 Rockwood Road
Henrico, VA 23226

Re: Provisional Use Permit PUP2017-00012

Dear Mr. Elovarra:

The Board of Supervisors at its meeting on July 11, 2017, approved your request for a Provisional Use Permit under Section 24-12.1(e), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow a front porch to extend no more than 8' into the front yard setback on Parcel 761-746-9054 located on the west line of Rockwood Road approximately 160' north of its intersection with Tallwood Road, subject to the following conditions:

1. The front porch may extend no more than 8' into the required minimum front yard setback for exception lots in the R-3 District.

2. The front porch shall not be extended or enlarged greater than the area shown on Exhibit A (see case file).

3. The style and appearance of the front porch shall remain in accordance with that shown on Exhibit B (see case file).

4. This permit shall run with the land.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

Sincerely,

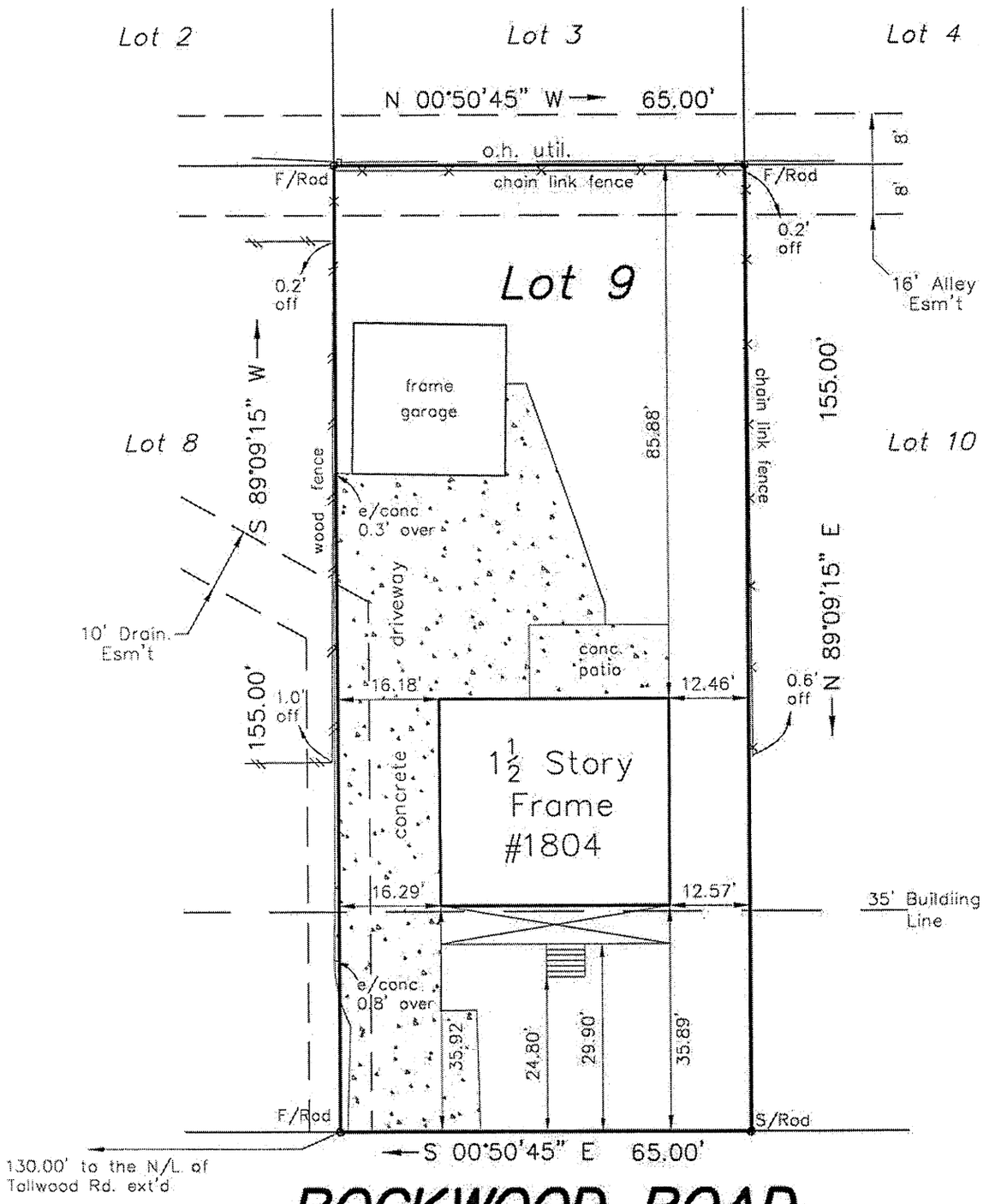
John A. Vithoulkas
County Manager

pc: Ms. Henna E. Elovaara
George W. Gray, III
Director, Real Estate Assessment

Purchasers: Mika & Henna Elovaara
Current Owner: John W. Sharpe, Jr.
GPIN: 761-746-9054
D.B. 5207, Pg. 550

Note: All utilities underground.

Datum Per Record Plat



ROCKWOOD ROAD

COMMONWEALTH OF VIRGINIA
JAMES A. LOHR
LIC. NO. 2008
5/12/15
LAND SURVEYOR

Lot 9, Block B, Berkeley Park, Section A, Tuckahoe District, Henrico County, VA

This is to certify that on 05/12/15 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 51087C0110C effective date of 12/18/07. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Edwards, Kretz, Lohr & Associates, PLLC
Land Surveyors-Planners
Virginia-North Carolina
1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=25'
Drawn: TCJ
Job: 1199-15
Date: 05/13/15
Checked: JAL

EXHIBIT A

PUP2017-00012

EXHIBIT B
1 of 2

PUP2017-00012

EXHIBIT B
2 of 2

PUP2017-00012