



COUNTY OF HENRICO PLANNING OFFICE

78-BI-12

TUCKAHOE DISTRICT

JAS

SING. FAM.
C-16C-87



March 17, 1987

Re: Conditional Rezoning Case C-16C-87

Ms. Vetra L. Walker
1204 Elmhurst Dr.
Richmond, Virginia 23229

Dear Ms. Walker:

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

Parcel 78-B1-12:

Beginning at a point at the southwest corner of Church Road and Crown Grant Road; thence S. 49° 55' 00" W., 293.75'; thence S. 41° 19' 00" W., 190.98'; thence S. 34° 11' 00" W., 645.18'; thence N. 39° 00' 00" W., 546.89'; thence N. 51° 00' 00" E., 431.30'; thence N. 52° 23' 00" E., 578.60'; thence S. 54° 54' 00" E., 271.11'; thence S. 56° 58' 00" E., 50.34' to the point of beginning, containing 9.67 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. There shall be no more than 29 dwelling units on the property.
2. The homes shall have a minimum of 1700 square feet finished floor area.
3. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways and proper drainage.
4. The visible exterior portions of the residence foundations shall be constructed of brick or stone.
5. A drainage impact study and a comprehensive drainage plan shall be submitted for review and approval by the County prior to development of the property. The soil and erosion guidelines shall be implemented and required devices installed prior to commencing any housing construction in order to preclude further sedimentation downstream during development.
6. No residences shall have direct access to Church Road.

Ms. Vetra L. Walker
Page 2
March 17, 1987

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,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

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RJD:jt

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Foster & Miller, P.C.
Mr. and Mrs. Charles I. Slemaker