

R-2/M-1 To R-2AC
34.397ac.

3108, FAM.

COUNTY OF HENRICO PLANNING OFFICE

C-51C-87



91-B2-7,9
BROOKLAND DISTRICT

JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 15, 1987

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-51C-87

Mr. Arthur R. Jennings, III
2916 Ellwood Ave.
Richmond, Virginia 23221

Dear Mr. Jennings:

The Board of Supervisors at its meeting on September 9, granted your request to conditionally rezone from R-2 One Family Residence and M-1 Light Industrial to R-2AC One Family Residence District (Conditional), described as follows:

Parcels 91-B2-7 and 9:

Beginning at a point, said point being the northwestern corner of the overall parcel approximately 390' north of the N. line of Attems Way at the common property line between said parcel and Tall Timbers Subdivision, Section F; beginning at said point, thence S. 82° 44' 15" E., 538.6' to a point; thence S. 84° 31' 40" E., 122.5' to a point; thence S. 83° 33' 20" E., 360.6' to a point; thence N. 66° 46' 15" E., 17.0' to a point; thence S. 10° 58' 20" E., 480.7' to a point; thence S. 79° 52' 30" E., 42.5' to a point along the westerly line of the RF&P Railroad; thence S. 10° 12' 20" W., 475.3' along the western line of the RF&P Railroad right-of-way; thence continuing along the western line of the RF&P Railroad 325' southerly; thence westerly 15.0'; thence continuing southerly along the RF&P Railroad, 135' to a point; thence N. 73° 22' 45" W., 1158.46' to a point; thence along the line common with Laurel Links, Inc. approximately 450 +-' in a northerly direction to a point; thence along the common boundary with Tall Timbers, Section F; N. 4° 42' E., 745.3' to the point of beginning, containing 34.40 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. This property shall not be developed with more than 77 lots. No lot shall be less than 14,000 square feet in lot area.
2. Each home on the property shall have a minimum of 1,800 square feet finished floor area.
3. Along the eastern property line of the property abutting the RF&P Railroad there shall be a 50-foot buffer zone that may be either (a) natural undisturbed area, (b) an earth berm with an opaque 6-foot tall fence, or (c) a combination of (a) and (b). Underbrush and fallen, diseased or dead plant growth may be removed from such buffer area.

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4. The visible exterior portions of the foundations of any homes on the property shall be constructed of brick or stone; all homes on the property shall be built on foundation.
5. Once a determination has been made as to the portion of the property located within the 100-year flood plain, such portion of the property shall be designated as a flood plain easement. The boundaries of the flood plain easement shall be considered the zoning line for calculations of rear set-back requirements.
6. Prior to the approval of a Tentative Subdivision Plan for this property, a comprehensive drainage study shall be made of the drainage basin of which such property is a primary part.
7. All roads shall be surfaced with a bituminous asphalt surface.

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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Ty Associates
RF&P Railroad
Mr. Stuart E. Jennings, et. als.