

COUNTY OF HENRICO PLANNING OFFICE

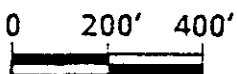
87-A1-21,22,30

THREE CHOPT DISTRICT

4-12-89 APP.

SINGLE FAMILY RESID.

C-12C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 18, 1989

Re: Conditional Rezoning Case C-12C-89

Mr. Henry L. Wilton
Hale Development Corp.
7201 Glen Forest Drive, Suite 202A
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on April 12, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Parcels 87-A1-21, 22, and 30, described as follows:

Beginning at a point on the east line of Springfield Road, said point being +- 761' north of the centerline of Nuckols Road extended; thence along said E. line of Springfield Road N. 29° 41' 17" E., 213.8' to a point; thence S. 70° 12' 35" E., +- 2043' to a point; thence S. 19° 56' 07" W., +- 212.0' to a point; thence N. 70° 12' 35" W., 2078.18' to the point and place of beginning, containing +- 10 acres.

The Board of Supervisors accepted the attached five proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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,

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

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Ms. Phyllis L. Bolden
Ms. Nancy R. James



COUNTY OF HENRICO, VIRGINIA

Rec'd
2-9-89
8:45 pm

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Henry L. Wilton

February 9, 1989

Signature of Owner or Applicant

Henry L. Wilton

Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

CASE #: C-12C-89

PROFFERS:

1. The visible exterior surfaces of dwelling foundations shall be constructed of brick material on all four sides.
2. Each single family dwelling constructed on the subject property shall have a minimum of 1200 sq. ft. of finished floor area for single story homes (ranch style) and a minimum of 1300 sq. ft. of finished floor area for any other house type (design).
3. The future Nuckols Road right-of-way shall be dedicated as part of the required subdivision plat.
4. The density of the proposed 10 acre parcel shall be no more than allowed under the R-3 zoning classification.
5. Development of the subject property shall be in conjunction with the existing subdivision of Hearthside Ridge. This property constitutes an additional ~~section~~ *He* to the Hearthside Ridge Subdivision and shall be part of the overall tentative plan.

C-12C-89
ACCEPTED BY THE BOARD OF
SUPERVISORS, APRIL 2, 1989

PLANNING OFFICE