

**R-2 To R-2AC
36.67 ac.**

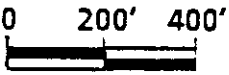
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

92-A1-4,5 PT.92-A1-45

C-83C-89

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

November 14, 1989

Re: Conditional Rezoning Case C-83C-89

Cox Road Associates
3905 Deep Rock Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on November 8, granted your request to conditionally rezone property from R-2 One Family Residence to R-2AC One Family Residence District (Conditional), described as follows:

Parcels 92-A1-4, 5, and part of Parcel 92-A1-45, Elk Ridge Subdivision, Lot 1, Block A, described as follows:

Beginning at a point on the N. line of Hungary Road said point being 0.4 mile more or less to Staples Mill Road; thence along the N. line of Hungary Road, along a curve to the left having a radius of 678.67' and a length of 150.00' to a point; thence S. 26° 10' 36" W., 25.56' to a point; thence along a curve to the left having a radius of 653.67' and a length of 52.37' to a point; thence N. 26° 10' 36" E., 1.04' to a point; thence N. 83° 16' 21" W., 7.90' to a point; thence N. 63° 56' 17" W., 21.44' to a point; thence along a curve to the right having a radius of 2824.79' and a length of 432.80' to a point; thence N. 55° 09' 34" W., for a length of 338.57' to a point; thence N. 73° 28' 35" E., 243.26' to a point; thence N. 04° 02' 52" W., 1328.30' to a point; thence S. 82° 19' 06" E., 1013.20' to a point; thence S. 02° 54' 43" E., 1198.45' to a point; thence N. 65° 21' 07" W., 59.75' to a point; thence S. 20° 05' 20" W., 258.13' to a point; thence N. 67° 27' 12" W., 50.00' to a point; thence S. 23° 45' 32" W., 354.66' to a point on the N. line of Hungary Road and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 36.67 acres more or less.

The Board of Supervisors accepted the attached five (5) 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,

Angela H. Moore
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
- Foster & Miller, P.C.
- Ms. Roby S. White, et. al.



C-83C-89

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

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:

Charles J. Dammann
Signature of Owner or Applicant*

October 10, 1989
Date

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

- 1) The finished floor area of any dwelling constructed on the Property shall be a minimum of 1,800 square feet.
- 2) The width of any lot at the minimum front yard depth (set-back), as required for R2-A zoning, shall be a minimum of eighty five (85) feet as measured in accordance with the requirements as set forth in section 22-3 of the Henrico County Code.
- 3) The visible exterior portions of the foundations of any home on the Property shall be constructed of brick and all homes constructed on the Property shall be built on foundations with crawl spaces or basements provided rather than on slab construction. Any portion of any exterior wall constructed of masonry shall be of brick and the visible portions of any chimneys shall be of brick construction.
- 4) All streets shall have rolled face and/or standard curb and gutter in accordance with Henrico County Specifications.
- 5) No lots abutting Hungary Road shall have individual vehicular driveway access to or from Hungary Road.

See instructions
by AHM
date 3-10-92

RECEIVED

OCT 11 1989

PLANNING OFFICE
COUNTY OF HENRICO

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ACCEPTED BY THE
BOARD OF SUPERVISORS
NOV. 8. 1989
P 10/1