

A-1, R-3C To R-3AC
12.74 ac.

COUNTY OF HENRICO PLANNING OFFICE

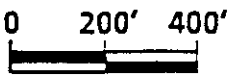
78 - B2 - 1 , 25, 35, 37, 38, 43 Pt. 36

Pt. 78 - B1 - 19

TUCKAHOE DISTRICT

SINGLE FAMILY RESIDENCE

C-12C-90



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 17, 1990

Re: Conditional Rezoning Case C-12C-90

Mr. William W. Johnson
3925 Deep Rock Road
Richmond, Virginia 23233

"MIRGAN RUN"

Dear Mr. Johnson:

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

Parcels 78-B2-1, 25, 35, 37, 38, 43, and part of Parcels 78-B1-19 and 78-B2-36:

Beginning at a point in the N. line of Church Road; said point lying S. $03^{\circ} 58' 38''$ W., 5' more or less from the SE. corner of Lot 30, Block A, Church Run, Section C; thence N. $03^{\circ} 58' 38''$ E., 950.14' with the E. line of said Church Run, Section C to a point in the 100 year flood plain as established for Henrico County; thence in a northerly direction 448' more or less with said flood plain to a point; thence S. $69^{\circ} 33' 59''$ E., 92', more or less to a point; thence S. $33^{\circ} 37' 55''$ W., 399.99' with the W. line of Herman R. Hudson's property to a point; thence S. $69^{\circ} 33' 35''$ E., 671.17' with the S. line of said Hudson and the S. line of Stuart Berkley to a point in the W. line of Church Road; thence S. $33^{\circ} 37' 26''$ W., 558.97' with said Church Road to a point of curvature; thence along a curve to the right having a radius of 421.86' and an arc length of 42.36', being subtended by a chord of S. $36^{\circ} 30' 01''$ W., 42.34' with said Church Road to a point; said point being the northeast corner of Donald D. Lough's property; thence N. $69^{\circ} 29' 19''$ W., 314.92' with the N. line of said Lough to a point; thence S. $27^{\circ} 52' 19''$ W., 87.57' with the W. line of said Lough to a point; thence S. $38^{\circ} 18' 16''$ E., 214.97' with the S. line of said Lough to a point in the W. line of Church Road; thence along a curve to the right having a radius of 421.86' and an arc length of 135.92', being subtended by a chord of S. $82^{\circ} 12' 53''$ W., 135.33' with said Church Road to a point; thence N. $88^{\circ} 33' 19''$ W., 95.02' with said Church Road to a point of curvature; thence along a curve to the right having a radius of 1150.67' and an arc length of 122.95', being subtended by a chord of N. $85^{\circ} 29' 38''$ W., 122.89' with said Church Road to the point of beginning, all as is more particularly described on a plat by Foster & Miller, P.C. dated February 1, 1990, and entitled "Compiled Zoning Plat of 12.74 acres lying on the north side of Church Road, together with and subject to covenants, easements, and restrictions of record, containing 12.74 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):

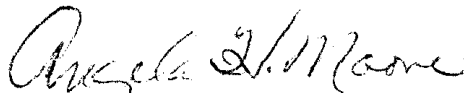
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1. The finished floor area of any dwelling shall be a minimum of 1800 square feet.
2. The width of any lot shall be a minimum of eighty (80) feet at the front line of any dwelling constructed on the property.
3. The visible exterior portions of the dwelling foundations and the visible exterior portions of any chimneys or fireplaces of any home on the Property shall be constructed of brick or stone, 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 or stone.
4. All streets shall have roll face and/or standard curb and gutter in accordance with Henrico County specifications.
5. No residence shall have direct access to Church Road with the exception of the existing dwelling on Parcel 78-B2-25, also known as 3110 Church Road.
6. The above proffers do not apply to the existing dwelling on Parcel 78-B2-25, also known as 3110 Church Road.
7. Any trees disturbed outside the 16 foot easement will be planted with 6 foot pines 15 feet on center for the length of the easement.
8. The density of this property shall not exceed 34 lots.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of this letter stating the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Sam T. Beale