

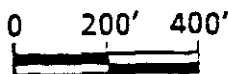
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

87-A 2-33 Pt. 88-B 2-17 & 13

THREE CHOPT DISTRICT

C-21C-90



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 1990

Re: Conditional Rezoning Case C-21C-90

MS Development
7113 Three Chopt Road, Suite 302
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on May 9, granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence (Conditional) and C-1 Conservation Districts, described as follows:

Parcel 87-A2-33: Rezoned from A-1 to R-3C

Beginning at a point on the western line of Francistown Road approximately 0.15 miles south of Springfield Road; from said point of beginning along the western line of Francistown Road S. 12° 16' 15" W., 50.01' to a point; thence leaving the western line of Francistown Road N. 77° 47' 46" W., 462.05' to a point; thence S. 33° 00' 40" W., approximately 1630 +- point; thence following the meandering of the 100 year flood plain of Meredith Branch (elevation 199.5+-) in a general northerly direction a distance of approximately 1450' to a point; thence N. 76° 42' 24" E., approximately 450' to a point; thence N. 74° 04' 55" E., 483.74' to a point; thence N. 77° 47' 46" E., 443.07' to the point of beginning, containing approximately 13.0 +- acres.

Part of Parcels 88-B2-13 and 17: Rezoned from A-1 to C-1

Beginning at a point on the western line of Francistown Road approximately 0.15 mile south of Springfield Road; from said point of beginning along the western line of Francistown Road S. 12° 16' 15" W., 50.01' to a point; thence leaving the western line of Francistown Road N. 77° 47' 46" W., 462.05' to a point; thence S. 33° 00' 40" W., approximately 1630' to the true point and place of beginning; thence from the true point and place of beginning S. 33° 00' 40" W., approximately 263' to a point; thence N. 76° 19' 11" W., 127.10' to a point; thence N. 76° 29' 04" W., approx. 230' to the centerline of Meredith Branch; thence following the centerline of Meredith Branch approximately 1064' in a northerly direction to a point; thence leaving the centerline of Meredith Branch N. 50° 00' 48" W., approximately 250' to a point on the Meredith Branch 100 year flood plain; following the meandering of the Meredith Branch 100 year flood plain approximately 1450' in a general northerly direction to a point; thence S. 54° 06' 38" E., approximately 300' to the centerline of Meredith Branch; thence following the meandering centerline of Meredith Branch approximately 567' in a southerly direction to a point; thence leaving the centerline of Meredith Branch N. 76° 42' 24" E., approximately 187' to a point on the Meredith Branch 100 year flood plain; thence following the meandering of the Meredith Branch 100 year flood plain approximately 1450' to the true point and place of beginning, containing 14.9 +- acres.

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

1. The visible portions of exterior dwelling foundations shall be of brick
2. All dwellings that are designed with chimneys will have brick chimneys.

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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Ralph L. Axselle, Jr., Esquire