



COUNTY OF HENRICO PLANNING OFFICE

78-BI-26

TUCKAHOE DISTRICT

JAS

SINGLE FAMILY RESID.

C-36C-90



02



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

July 17, 1990

Re: Conditional Rezoning Case C-36C-90

Messrs. Larry N. Sterling &
Robert R. Burke
17 S. Belmont Ave.
Richmond, Virginia 23221

Gentlemen:

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

Parcel 78-B1-26:

Beginning at a rod in the east line of Church Road 150' more or less north of the intersection of Lake Loreine Lane and Church Road; thence along a curve with a radius of 980.40', a length of 60.04' to a point; thence N. 32° 11' 12" E., 551.50' to a point; thence along a curve with a radius of 334.30', a length of 69.84' to a rod; thence S. 47° 51' 54" E., 711.02' to a rod; thence N. 67° 39' 55" E., 268.15' to a point; thence S. 36° 21' 46" E., 10.91' to a fence post; thence N. 76° 29' 51" E., 224' more or less to a point in the center line of Stoney Run Creek; thence W. 123', more or less, along the center line of said creek to a point; thence from said creek S. 38° 24' 50" W., 508', more or less to a rod; thence N. 80° 44' 30" W., 982.96' to a rod; thence N. 49° 30' 40" W., 170.06' to the point of beginning, containing 13.5 +- 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):

1. The number of lots in the proposed subdivision shall not exceed 19.
2. The visible portions of exterior dwelling foundations shall be of brick.
3. All dwellings that are designed with chimneys shall have brick chimneys.
4. All dwellings constructed on the property shall contain a minimum of 2000 square feet of floor space.
5. Right of way for widening of Church Road shall be dedicated and provisions for improvements to said road shall be determined and provided for at time of subdivision approval.
6. Land within the flood plain shall be determined and so designated on the subdivision plat and no buildings shall be constructed within the flood plain area.

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Page 2
July 17, 1990

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,



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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
The Most Reverend Walter F. Sullivan
William S. Smithers, Jr., Esquire