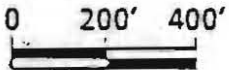


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

91-A2-33, 38  
BROOKLAND DISTRICT

C-46C-90



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

July 17, 1990

Re: Conditional Rezoning Case C-46C-90

Mr. Russell H. Malone  
Russell H. Malone & Associates, Inc.  
7113 Three Chopt Road, #302  
Richmond, Virginia 23226

Dear Mr. Malone::

The Board of Supervisors at its meeting on July 11, granted your request to conditionally rezone from M-1 Light Industrial to R-3AC One Family Residence District (Conditional), property described as follows:

Parcels 91-A2-33 and 38:

Beginning at a point on the eastern right-of-way line of Hamilton Road said point being 623.20' from the S. right-of-way line of Mountain Road; thence S. 83° 40' 31" E., 371.30' to a point; then 47° 39' 09" E., 39.47' to a point on the western right-of-way line of RF&P Railroad; then S. 6° 16' 10" W., 225.20' to a point; thence S. 83° 06' 27" E., 29.88' to a point; thence S. 83° 41' 02" E., 10.16' to a point; thence S. 6° 17' 20" W., 1646.26' to a point; thence N. 88° 11' 57" W., 447.53' to a point; thence N. 6° 17' 20" E., 1685.88' to a point; thence N. 6° 57' 07" E., 244.40' to the point of beginning, containing 17.064 acres and 2.280 acres of total acreage of 19.344 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. All exposed foundation shall be brick.
2. All exposed exterior chimneys shall be brick.
3. All driveways shall be paved.
4. Houses shall have a minimum size of 1,400 square feet for a rancher, 1,600 square feet for a 1 1/2 story (Cape Cod), and 1,800 square feet for a 2 - story. These square feet are for living areas, but some maybe left unfinished, per County requirements. Garages and porches may not contain finished area.
5. All living areas must be built over crawl space.
6. Homes shall be of traditional colonial style.
7. No more than 12 ranch style (1 story) to be permitted. No ranch style (1 story) may front on Hamilton Road.
8. No prefab or modular homes permitted.
9. The restrictive covenants shall include the following provisions: No chain link fence permitted. No fences permitted in front yard.
10. A fence will be erected along the train tracks. The fence will be a minimum of 6 feet tall, clip-top or dog-eared, pressure treated with finished side to dwelling. This shall be in place prior to any Certificate of Occupancy issued on houses abutting train tracks.

Mr. Russell H. Malone  
Russell H. Malone & Associates, Inc.  
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,  
for County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index