

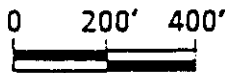
COUNTY OF HENRICO PLANNING OFFICE

SINGLE - FAMILY RESID.

91-A 2-37 & 91-B 2-1,2

C-63C-90

BROOKLAND DISTRICT



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 25, 1990

Re: Conditional Rezoning Case C-63C-90

Russell H. Malone & Assoc.
7113 Three Chopt Road
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on October 24, granted your request to conditionally rezone from R-2 One Family Residence and M-1 Light Industrial to R-2AC One Family Residence District (Conditional), property described as follows:

Parcels 91-B2-1, 2, and 91-A2-37:

Beginning at a point on the E. right of way line of Hamilton Road said point being located 30.05' on a bearing of N. 6° 17' 20" E., from a point on the south right of way line of Hamilton Road at its southernmost terminus; thence from the point of beginning S. 88° 11' 57" E., 447.53' to a point on the W. right of way line of the RF&P Railroad, thence along the said right of way line of the RF&P Railroad, S. 6° 17' 20" W., 508.46' to a point; thence leaving said right of way line 87° 02' 39" W., 437.77' to a point; thence N. 2° 41' 25" W., 126.64' to a point; thence S. 85° 56' 27" W., 470.52' to a point; thence N. 14° 11' 48" W., 339.56' to a point; thence N. 72° 38' 37" E., 269.95' to a point; thence N. 87° 35' 17" E., 275.38' to a point; thence S. 87° 28' 46" E., 17.94' to a point; thence along the right of way line of Hamilton Road S. 88° 11' 57" E., 50.15' to a point; thence N. 6° 17' 20" E., 30.09' to the point and place of beginning, encompassing 10.135 acres of land.

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. No lot shall be less than 14,000 square feet in size.
2. Each home on property shall have a minimum of 1,800 square feet of livable floor area, however, allowing up to one-third of this minimum square footage to be left unfinished.
3. Along the eastern property line of the property abutting the RF&P Railroad there shall be a 50-foot buffer zone that may be either (a) natural undisturbed area, (b) an earth berm with an opaque 6-foot tall fence, or (c) a combination of (a) and (b). Underbrush and fallen, diseased or dead plant growth may be removed from such buffer area.
4. The visible exterior portions of the foundations of any homes on the property shall be constructed of brick or stone; all homes on the property shall be built on foundation.
5. Once a determination has been made as to the portion of the property located within the 100-year flood plain, such portion of the property shall be designated as a flood plain easement. The boundaries of the flood plain easement shall be considered the zoning line for calculations of rear setback requirements.

Russell H. Malone & Assoc.
Page 2
October 25, 1990

6. All roads shall be surfaced with a bituminous asphalt surface.
7. All exterior chimneys shall be brick or stone where exposed.

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