

COUNTY OF HENRICO PLANNING OFFICE

SINGLE - FAMILY RESIDENTIAL 98-A2 -28,29,80,55 Pt. of 27

C-65C-90

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 1990

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

Re: Conditional Rezoning Case C-65C-90

Dominion Land & Development Partnership
8100 Three Chopt Road, Suite 113
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on December 12, granted your request to conditionally rezone from R-3 One Family Residence to R-3AC One Family Residence District (Conditional), property described as follows:

Parcels 98-A2-28, 29, 80, 55, and part of Parcel 98-A2-27:

Commencing at a point on the S. line of North Run Road 390.06' west of the W. line of Mountain Road; thence S. $90^{\circ} 29' 54''$ E., 427.06' to a point; thence S. $18^{\circ} 56' 40''$ E., 212.0' to a point; thence S. $81^{\circ} 31' 40''$ W., 436.97' to a point; thence S. $0^{\circ} 25' 00''$ W., 10.12' to a point; thence S. $82^{\circ} 01' 05''$ W., 142.23' to a point; thence N. $6^{\circ} 04' 50''$ W., 271.76' to a point; thence S. $87^{\circ} 25' 34''$ W., 261.90' to a point; thence N. $13^{\circ} 34' 10''$ W., 28.37' to a point; thence N. $15^{\circ} 40' 52''$ W., 239.45' to a point; thence N. $75^{\circ} 55' 52''$ E., 307.089' to a point; thence S. $15^{\circ} 26' 00''$ E., 15.0' to a point; thence N. $75^{\circ} 55' 52''$ E., 199.46' to a point; thence N. $15^{\circ} 26' 00''$ W., 15.00' to a point; thence N. $75^{\circ} 55' 52''$ E., 313.69' to the point and place of beginning, containing 9.350 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. Foundation Walls. The visible portions of exterior foundations on all residences shall be constructed of brick.
2. Brick Chimneys. The exposed portion of any fireplace chimneys shall be constructed of brick.
3. House Size. All dwellings constructed on the property shall contain a minimum of 1500 square feet and seven (7) of the dwellings shall contain a minimum of 1700 square feet and three (3) dwellings shall contain a minimum of 2,000 square feet, as controlled by Section 22-94(u) of the Henrico County Code.
4. North Run Road. Developer agrees to dedicate property and construct road improvements along the south line of North Run Road to permit the widening of the road as planned by the County. Such dedication shall be such as to increase the right of way from the proposed center line of North Run Road along the south line of the road from its present 15 feet to 30 feet in width.
5. Buffer Area. Developer's southern property line is contiguous with a portion of the property of Mount Olive Baptist Church. Developer agrees that no structures shall be built within 15 feet of Developer's southern property line; that said 15 foot strip shall be maintained in its natural state. If Developer is required to construct utility lines through said 15 foot strip, Developer shall replant any disturbed area with shrubs and/or trees sufficient to provide screening as presently exists.

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6. Ryan Road. Developer will not request approval of any subdivision plan that would require connecting any of the subdivision roads to Ryan Road.

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
William S. Smithers, Esquire