

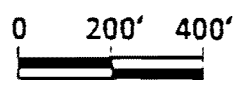
COUNTY OF HENRICO PLANNING OFFICE

PT. 70-A2-5

TUCKAHOE DISTRICT

SINGLE FAMILY RESID.

C-8/C-90



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

January 15, 1991

Re: Conditional Rezoning Case C-81C-90

Mr. John J. Marshall
8040 Kimway Drive
Richmond, Virginia 23228

Dear Mr. Marshall:

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

Part of Parcel 70-A2-5:

Commencing at a point that marks the intersection of the northern right of way line of Sunrise Road with the western right of way line of Pump Road; thence along the western right of way line of Pump Road in a northerly direction 2,220' +- to a point; thence leaving the western right of way line of Pump Road N. 64° 40' 40" W., 166.35' to a point; being the point of beginning; thence N. 64° 40' 40" W., 551.62' to a stone; thence N. 34° 56' 14" E., 568.36' to a pipe; thence S. 59° 55' 00" E., 423.52' to a rod on the western right of way line of Pump Road; thence along the western right of way line of Pump Road S. 1° 29' 00" W., 18.43' to a point; thence leaving the western right of way of Pump Road N. 88° 27' 30" W., 180.59' to a point; thence S. 1° 32' 30" W., 333.05' to a point; thence along a curve to the left with a radius of 150.00' and a length of 35.70' to a point; thence along a curve to the right with a radius of 200.00' and a length of 109.15' to a point, being the point of beginning, containing 5.147 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. Two story homes shall have a minimum of 1,700 square feet of finished floor area.
2. One story homes shall have a minimum of 1,200 square feet of finished floor area.
3. The exterior portions of all dwelling foundations shall be of brick.
4. To the extent reasonably practicable, the clearing of mature trees on lots by the developer shall be limited to trees in areas required to accommodate the dwelling and its normal and customary accessories, open yard areas and areas required to permit utility services and driveways.
5. There shall be no direct vehicular access to or from any residential lot developed on the property, to or from Pump Road.
6. If chimneys are provided, they shall be brick chimneys.

Mr. John J. Marshall
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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,

Angela H. Moore
for W. F. LaVecchia, P.E., AICP,
County Manager

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