



COUNTY OF HENRICO PLANNING OFFICE

PT. 28-BI-18

VARINA DISTRICT

SINGLE FAMILY RESID.

C-27C-91



JA

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.  
County Manager

December 15, 1992

Re: Conditional Rezoning Case C-27C-91

Mr. Robert J. Martinko  
1207 Roseneath Road  
Richmond, VA 23220

Dear Mr. Martinko:

The Board of Supervisors at its meeting on December 9, granted your request to conditionally rezone property from A-1 Agricultural to R-3C One Family Residence District (Conditional), Part of Parcel 28-B1-18, described as follows:

Beginning at a point on the N. line of proposed Midview Road Extended 196.27' east of the eastern line of Canesville Lane; thence N.  $54^{\circ} 07' 56''$  E., 320.22' to a point; thence S.  $57^{\circ} 24' 50''$  E., 298.13' to a point on the northern line of proposed Midview Road Extended; thence along the northern line of proposed Midview Road on an arc to the left with a radius of 2571.47', 503.66' to a point; thence continuing along the northern line of proposed Midview Road Extended S.  $81^{\circ} 27' 00''$  W., 8.60' to the point of beginning, containing 1.0 +- acre.

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 dwelling houses shall have public water and sewer connected at the developer's expense.
2. Fawcett Lane shall not be used during construction for construction and development traffic.
3. All dwelling houses shall have a minimum of 1600 square feet except that no more than 25% of the houses shall be permitted to have less than 1600 square feet but not less than 1200 square feet.
4. There shall be no exposed block foundations of any dwelling house located within the subdivision; and foundations shall be made only of brick.
5. The following conditions shall be applicable to all non-brick fireplace chimneys: none shall be built on the side of any residence; all chimneys or pipes exiting through the roof of any residence shall exit to the rear of said residence; there shall be no exposed fireplace pipes exiting the residence; all exposed fireplace pipes exiting the roof of a

Mr. Robert J. Martinko  
December 15, 1992

- 2 -

residence shall be enclosed by brick or siding compatible with the home's exterior.

6. A twenty-five (25) foot buffer area to be provided along the proposed minor collector concept road 28-1.
7. No ingress or egress by way of residential driveways on the proposed minor collector concept road 28-1.

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,



Virgil R. Hazelett, P.E.  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Richmond Development, Inc.  
Mr. Wayne E. Mayton  
Mr. Ralph L. Axselle, Jr., Esquire