



COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

C-45C-91



70-A2-5
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 17, 1991

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

Re: Conditional Rezoning Case C-45C-91

Mr. Neil P. Farmer
P. O. Box 31355
Richmond, Virginia 23294

Dear Mr. Farmer:

The Board of Supervisors at its meeting on December 11, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Parcel 70-A2-5, described as follows:

Beginning at a point in the eastern line of McIntyre Street said point being 385.34' north of the intersection of E. line of Stable Road with the S. line of McIntyre Street; thence from said point of beginning S. 64° 40' 40" E., 166.35' to a point in the W. line of Pump Road; thence along the W. line of Pump Road N. 6° 44' 18" E., 211.61' to a point; thence along a curve to the left having a radius of 2,165.36', a length of 198.60' to a point; thence N. 1° 29' 00" E., 134.62' to a point; thence leaving 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 having a radius of 150', a length of 35.71'; thence along a curve to the right having a radius of 200' and a length of 109.15' to the point and place of beginning, containing 2.014 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 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.

The Planning Office has been advised of the action of the Board of

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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
Director, Real Estate Assessment
■ Conditional Zoning Index ■