

COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.
C-5C-91

70-A2-8
 TUCKAHOE DISTRICT
 JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 19, 1991

Re: Conditional Rezoning Case C-5C-91

Ms. Ruth C. McCarthy
8512 Hanford Dr.
Richmond, Va. 23229

Dear Ms. McCarthy:

The Board of Supervisors at its meeting on March 13, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), property described as follows:

Parcel 70-A2-8:

Beginning at a rod on the western line of Pump Road, said point being 0.5 miles north of Sunrise Road; thence from said point of beginning leaving western line of Pump Road N. 54° 41' 46" W., 422.89' to a pipe; thence N. 42° 16' 15" E., 130.82' to a rod; thence S. 54° 41' 46" E., 331.93' to a rod on the western line of Pump Road; thence along the western line of Pump Road S. 5° 15' 45" W., 150.00' to a rod; containing 1.125 acres.

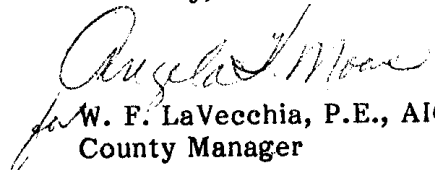
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

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. All chimneys shall be of brick.
7. Principal structure on any lots abutting Stratford Glen at Wellesley shall have a minimum 60 foot rear yard setback.
8. Any structure abutting Stratford Glen at Wellesley shall have a minimum 1,700 square foot of finished floor area.

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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,


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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Neil P. Farmer