

PT. 80-A1-34

SINGLE FAMILY RESID.

TUCKAHOE DISTRICT

C-47C-92



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 19, 1993

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-47C-92

Mr. E. Carlton Wilton
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on February 10, granted your request to conditionally rezone property from R-2 One Family Residence District to R-2AC One Family Residence District (Conditional), Part of Parcel 80-A1-34, Part Lot 10, Block H, Section B, Canterbury East Subdivision, described as follows:

Beginning at the northwest corner of the said lot on the right of way of Waltham Drive; thence S. 57° 17' 00" E., 90° to a point; thence S. 52° 43' 00" W., 377' +- to a point; thence N. 85° 41' 45" W., 35' +- to a point; thence N. 18° 54' 50" E., 250.48' to a point; thence N. 32° 43' 00" E., 150.00' to the point and place of beginning, containing 0.60 +- acres.

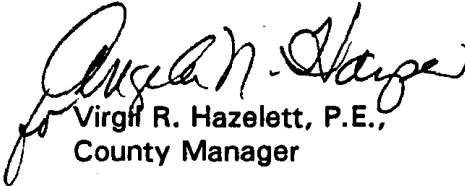
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. All applicable R-2 regulations shall apply to this property with the exception of the minimum lot width requirements.
2. The exterior portion of all residence foundations and chimneys shall be constructed of brick.
3. The architectural style of the home shall be colonial/traditional that blends in with the existing neighborhood and in keeping with the rendering (Exhibit A) (See case file.)
4. A drainage analysis showing the affects of a 10 and 100 year storm event for the drainage area affected by this development shall be submitted to the Department of Public Works prior to building permit approval. The analysis shall also ensure that any fill proposed in the drainage swale does not adversely affect the adjacent lots.
5. To the extent reasonably practicable during initial development, the clearing of mature trees shall be limited to trees in areas required to accommodate the house and those areas required to permit utility services and a driveway.
6. The size of any house constructed on the property shall be at least 2300 square feet 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,


Virgil R. Hazelett, P.E.,
County Manager

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