

PT. 7-A1-25

FAIRFIELD DISTRICT

SINGLE FAMILY RESID.

C-48C-92



HENRICO COUNTY PLANNING OFFICE

CZ

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO



January 19, 1993

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-48C-92

Mr. Henry L. Wilton
Wilton Real Estate and
Development Corp.
12095 Gayton Road
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on January 13, granted your request to conditionally rezone property from R-3 One Family Residence District to R-4AC One Family Residence District (Conditional), Part of Parcel 7-A1-25, described as follows:

Beginning at a point on the southwest corner of the intersection of Skelton Street and Montclair Road, marked P.O.B.; thence along the N. line of Montclair Road S. 26° 40' 40" W., 571.62' to a point; thence N. 63° 19' 20" W., 310.00' to a point; thence S. 26° 40' 40" W., 415.00' to a point; thence along a curve to the left having a radius of 25.00', and a length of 39.27' to a point on the N. line of Laburnum Avenue; thence along the N. line of Laburnum Avenue N. 63° 19' 20" W., 243.64' to a point; thence N. 26° 40' 40" E., 785.00' to a point; thence S. 63° 19' 20" E., 60.00' to a point; thence N. 18° 34' 10" E., 158.25' to a point on the S. line of Skelton Street; thence along said line S. 71° 25' 50" E., 495.92' to the point of beginning, containing 8.6 +/- 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 lots fronting on Montclair Road or Skelton Street shall be developed with a minimum of 80' of frontage.
2. No more than 32 homes to be constructed on the subject site.
3. Architectural style of homes to be colonial/traditional.
4. The exterior portions of residence foundations shall be constructed of brick. The exterior portions of foundations of any prefabricated chimneys shall be constructed of brick.
5. Ranchers, cape cods, and two story homes shall have a minimum of 1100, 1200, and 1400 square feet respectively as regulated by Section 22-94(u) of the County of Henrico Zoning Ordinance.

Mr. Henry L. Wilton
Wilton Real Estate and
Development Corp.

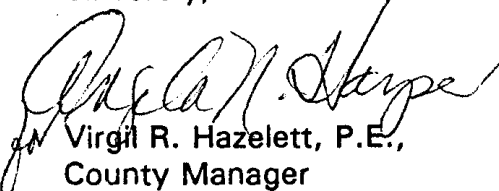
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6. Developer agrees to dedicate necessary right of way and widening of Montclair Road and Skelton Street.
7. Where feasible, the clearing of existing mature trees on lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories.
8. There shall be no public road access from the property to Skelton Street or Montclair Road. Public road access shall only be permitted to Laburnum Avenue. All lots fronting on Skelton Street or Montclair Road shall be allowed driveway access. This proffer shall be void if the Board of Zoning Appeals fails to grant the necessary variance in regard to the required 400' of frontage on Laburnum Avenue.
9. All of the 11 homes to be constructed with direct access to Skelton Street and/or Montclair Road shall have 100% brick material on that portion of the exterior wall surface which faces either Skelton Street or Montclair Road with the exclusion of windows, doors, and trim features. The corner lot shall in addition have the side of the home constructed of 100% brick material as per above.

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