

SINGLE FAMILY RESID.

C-10C-93



87-A2-15

BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

May 18, 1993

Re: Conditional Rezoning Case C-10C-93

Mr. Gibson M. Wright,
General Partner
Dominion Land & Development
8100 Three Chopt Rd., Suite 113
Richmond, Virginia 23229

Dear Mr. Wright:

The Board of Supervisors at its meeting on May 12, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 87-A2-15, described as follows:

Commencing at a point on the E. line of Francistown Road 900.60' north of the N. line of Castle Point Road; thence N. $11^{\circ} 43' 11''$ E., 380' to a point; thence S. $78^{\circ} 27' 02''$ E., 901.74' to a point; thence S. $11^{\circ} 41' 15''$ W., 380' to a point; thence N. $78^{\circ} 27' 02''$ W., 901.95' to the point of beginning, containing 7.87 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):

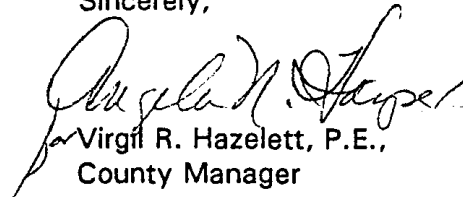
1. Foundation Walls. The exposed portions of exterior foundations on all residences shall be constructed of brick.
2. Brick Chimneys. The exposed portion of any fireplace chimneys shall be constructed of brick.
3. House Size. All dwellings constructed on the property shall contain a minimum of 1300 square feet for one-story dwellings and 1500 square feet for two-story dwellings, as controlled by Section 22-94(u) of the Henrico County Code.
4. Lot Access. There shall be no direct access from individual lots along Francistown Road.
5. Sidewalk Construction. At the time of subdivision development or within 6 months of such time as the future sidewalk is constructed along the frontage of Castle Point subdivision, the sidewalk will be extended by the developer along the Francistown Road frontage of the subject property.

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6. Buffer. A 15 foot non-buildable buffer area comprised of open space shall be provided along the lots backing or siding to Francistown Road. This buffer prohibits any visible utilities above ground, fences or other improvements. This buffer is in addition to and may not be included in the required rear or side yard setbacks. Landscaping may be included in this buffer at the option of the developer or property owner.

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,


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

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