

SINGLE FAMILY RESID.

**C-16C-93**



**86-A2-9**

**BROOKLAND DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

June 15, 1993

Re: Conditional Rezoning Case C-16C-93

Mr. Jeffrey Allen Hayes  
1509 Foster Road  
Richmond, Virginia 23226

Dear Mr. Hayes:

The Board of Supervisors at its meeting on June 9, 1993 granted your request to conditionally rezone property from R-3C One Family Residence District (Conditional) to R-3AC One Family Residence District (Conditional), Parcel 86-A2-9, described as follows:

Beginning at a point on the S. line of Hungary Road, said point being +- 150' east of the E. line of Roundtree Road; thence S.  $03^{\circ} 21' 20''$  W., 665.67' to a point; thence S.  $89^{\circ} 58' 20''$  E., 287.67' to a point; thence N.  $0^{\circ} 04' 30''$  E., 648.04' to a point on the S. line of Hungary Road; thence N.  $86^{\circ} 24' 00''$  W., 250.00' along the S. line of Hungary Road to the point of beginning, containing 3.92 +- 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. The minimum size of a dwelling shall be 1,800 square feet of finished floor area for two-story, and 1,600 square feet of finished floor area for cape cod style. No ranchers shall be constructed on this property.
2. Foundation: The exterior portions of residential dwelling foundation walls shall be brick.
3. Lot Clearing: To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.
4. Chimneys: All fireplace chimneys shall be of brick masonry construction.
5. The lot area, lot width and all setback requirements as regulated by the R-3 zoning district shall apply to all lots on this property with the exception of the front yard setback which shall not be less than thirty-five feet.

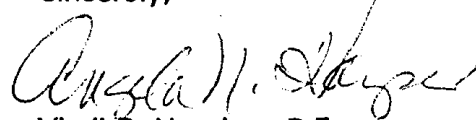
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6. There shall be no access from this property to Huntington Subdivision.

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