

96-A1-66,69 & 34

SINGLE FAMILY RESID.

BROOKLAND DISTRICT

C-23C-93



HENRICO COUNTY PLANNING OFFICE

22

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

June 15, 1993

Re: Conditional Rezoning Case C-23C-93

The Rotunda Company
c/o Mr. Walter L. Hooker, Esquire
6800 Paragon Place, Suite 126
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on June 9, 1993 granted your request to conditionally rezone property from R-2 One Family Residence District to R-3AC One Family Residence District (Conditional), Parcels 96-A1-34, 66, and 69, described as follows:

Beginning at a point on the S. line of Dickens Road said point being approximately 134 +/-' from the E. line of Bethlehem Road; thence along the S. line of Dickens Road N. 86° 00' 00" E., 385.55' to a point; thence S. 76° 57' 01" E., 63.92' to a point; thence N. 78° 00' 00" E., 134.86' to a point on the W. line of Interstate 64; thence leaving the S. line of Dickens Road, and along the W. line of Interstate 64, S. 28° 35' 05" E., 212.11' to a point; thence leaving the W. line of Interstate 64 and along the N. line of the lands of Ruth B. Hicks, S. 53° 50' 02" W., 203.21' to a point; thence S. 59° 53' 08" W., 260.22' to a point; thence S. 62° 22' 00" W., 192.03' to a point; thence leaving the N. line of the lands of Ruth B. Hicks, and along the E. line of Bethlehem Place, N. 14° 00' 00" W., 500.16' to the point of beginning, containing 4.99 acres.

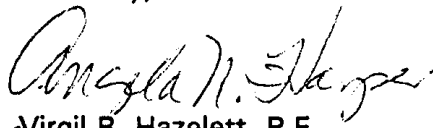
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. The exterior portions of all dwelling foundations shall be brick.
2. Any dwelling with a fireplace shall have a chimney constructed of masonry with brick exterior.
3. To the greatest feasible extent, during construction, the clearing of trees on lots shall be limited to that required to accommodate the dwelling and its normal and customary accessories and those limited areas required to permit utility services.
4. Any one story homes constructed shall have a minimum of 1100 square feet of finished floor area; and cape cod style homes and two story homes shall have a minimum of 1300 square feet of finished floor area.
5. All lots which have a side yard along Dickens Road will have a minimum side yard setback of 25 feet.

6. Those lots that have a rear lot line along Dickens Road shall have a 15 foot planting strip easement abutting Dickens Road. The easement shall be supplemented with plant quantities as approved by the Planning Commission at the time of tentative subdivision approval.
7. No fence shall be located closer than 15 feet to the Dickens Road right of way.
8. A privacy fence 6 feet in height constructed of solid board will be constructed on the rear property lines of any lots that back up to Interstate 64.
9. No access shall be permitted directly from any lot to or from Dickens Road.

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
Messrs. B. C. & Clyde Sprouse
Mr. & Mrs. Henry T. Holloway, Jr.