

91-A2-32

BROOKLAND DISTRICT

SINGLE FAMILY RESID.

C-17C-94



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

April 19, 1994

Re: Conditional Rezoning Case C-17C-94

Mr. Randy Gibson
Virginia Craft Homes
101 E. Williamsburg Road, Suite 200
Sandston, Virginia 23150

Dear Mr. Gibson:

The Board of Supervisors at its meeting on April 13, granted your request to conditionally rezone property from M-1 Light Industrial District to R-3AC One Family Residence District (Conditional), Parcel 91-A2-32, described as follows:

Commencing at a point on the S. line of Mountain Road intersected with the E. line of Hamilton Road; thence along the E. line of Hamilton Road in a southwardly direction, 311.65' to the said point of beginning; thence S. 66° 46' 39" E., 161.44' to a point; thence S. 11° 24' 09" W., 300.10' to a point; thence N. 77° 28' 32" W., 225.89' to a point on the E. line of Hamilton Road; thence along the E. line of Hamilton Road N. 23° 03' 36" E., 335.67' to the said point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 1.40 acres more or less.

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 exposed exterior foundations shall be brick.
2. All exposed exterior chimneys shall be brick.
3. All dwellings shall have public water and sewer connected at the developer's expense.
4. Foundations shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
5. The exterior of all homes shall be of brick, vinyl, aluminum, composition board, cedar. No plywood (T-111 or equivalent) shall be used on the exterior of any home.
6. Houses shall have a minimum size of 1,400 square feet for a rancher, 1,600 square feet for a 1 1/2 story (Cape Cod), and 1,800 square feet for a two-story. These square feet are for living areas, but some may be left unfinished, per county code.
7. No clearing shall take place on any lot except that as may be necessary for the construction of buildings, driveways, and utilities.
8. Driveways for the two lots with dwellings closest to Hamilton Road shall be paved.
9. Homes shall be of traditional colonial style.
10. No ranch style dwellings (one-story) shall be permitted on lots 1 & 2 as shown on Exhibit "A" (See case file).

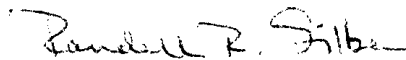
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11. No prefab or modular homes shall be permitted.
12. The restrictive covenants shall include the following provisions: No chain link fence permitted. No fences permitted in front yard.

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: Director, Real Estate Assessment
Conditional Zoning Index
Mr. & Mrs. Kenneth E. Pierce
Foster & Miller, P.C.