

B-3 C

RTHC

NEALE

118 119

BOLLING C

DARTON

R-3AC

STREET

SADDLEWOOD APTS.

R-5C

A-1

A-1

R-4

SKELTON

ST.

HUSSEY

LANE

ROAD

**A-1, R-4 to R-4C
4.27 AC.**

R-4

R-5

R-4AC

E. LABURNUM AVE

BOLLING

HOWARD

LABORIGROVE

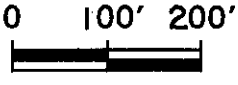
CT.

7-A1-16 PT. OF 11

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL

C-39C-94



HENRICO COUNTY PLANNING OFFICE

August 16, 1994

RE: Conditional Rezoning Case C-39C-94

Neale Corporation
6800 Paragon Place, Suite 126
Richmond, VA 23230

Dear Sir or Madam:

The Board of Supervisors at its meeting on August 10, 1994, granted your request to conditionally rezone property from A-1 Agricultural District and R-4 One Family Residence District to R-4C One Family Residence District (Conditional) on Part of Parcel 7-A1-11 and Parcel 7-A1-16, described as follows:

Beginning at the southwest corner of Neale Street and Bolling Road (extended), westerly along the southern right of way line of Neale Street, N. $71^{\circ} 25' 50''$ W., 144.05' to the Point of Beginning. From the P.O.B., a line S. $27^{\circ} 51' 41''$ W., 601.26' to a rod on the northern right of way line of Hussey Lane; thence along Hussey Lane N. $62^{\circ} 08' 19''$ W., 227.00' to a pipe, thence N. $27^{\circ} 51' 41''$ E., 201.06' to a rod; thence N. $62^{\circ} 08' 19''$ W., 216.00' to a rod, thence N. $27^{\circ} 51' 41''$ E., 201.00'; thence S. $62^{\circ} 08' 19''$ E., 173.00'; thence N. $27^{\circ} 51' 41''$ E., 184.11' to a point along the southern right of way line of Neale Street, thence along Neale Street S. $64^{\circ} 35' 55''$ E., 43.04' to a stone; thence along Neale Street S. $64^{\circ} 30' 50''$ E., 195.88' to a rod; thence along Neale Street, S. $71^{\circ} 25' 50''$ E., 31.71' to the Point of Beginning, containing 4.27 acres of land, 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. The exterior exposed portions of residence foundations shall be constructed of brick. The exterior portions of foundations of any prefabricated chimneys shall be constructed of brick.
2. Ranchers, cape codes, and two story homes shall have a minimum of 1,100, 1,200, and 1,400 square feet of floor area respectively as regulated by Section 22-94(u) of the County of Henrico Zoning Ordinance.
3. 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.
4. There shall be no direct access from individual lots to Hussey Lane.

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5. There shall be no direct access from individual lots to Neale Street.
6. All side yards adjacent to Neale Street shall be twenty-five feet (25') in width.
7. A landscape buffer to enhance roadside appearance will be provided twenty feet (20') in width adjacent to the right of way line of Neale Street and of Hussey Lane.
8. No modular homes shall be constructed on the property.
9. There shall be no lots less than 70' in width on parcel 7-A1-16.

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: Director, Real Estate Assessment
Conditional Zoning Index
Gene R. & Mary Wood
Walter L. Hooker


RRS/vs