

74-B2-1 & 4

THREE CHOPT DISTRICT

SINGLE-FAMILY RESIDENTIAL

C-55C-94



HENRICO COUNTY PLANNING OFFICE

02

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

October 18, 1994

Re: Conditional Rezoning Case C-55C-94

Mr. Darrell H. Bowman
11101 Brewer Court
Richmond, Virginia 23233

Mr. David S. Bowman
11217 Warrenview Road
Richmond, Virginia 23233

Mr. and Mrs. Raymond C. Haithcock
11579 W. Broad St.
Richmond, Virginia 23233

Gentlemen and Mrs. Haithcock:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C and R-3C One Family Residence Districts (Conditional), Parcels 74-B2-1 and 4, described as follows:

R-2C:

Beginning at a point, said point being the northernmost corner of Lot 6, Block B, Section 1, Cross Creek Subdivision as shown on the plat recorded in Plat Book 85, Page 89 in the County of Henrico, for corner of this; thence N. 16° 16' 7" E., 274.12' to a point for corner of this; thence N. 4° 30' 23" W., 89.36' to a point for corner of this; thence S. 80° 51' 13" E., 281.31' to a point for corner of this; thence N. 45° 13' 44" E., 664.15' to a point for corner of this; thence S. 2° 18' 8" W., 1524.54' to a point for corner of this; thence N. 44° 55' 19" W., 990.00' to a point for corner of this; thence N. 51° 16' 7" W., 75.22' to said point of beginning, the above described tract of land containing 14.5 acres, more or less.

R-3C:

Commencing at a point, said point being the northernmost corner of Lot 6, Block B, Section 1, Cross Creek Subdivision as shown on the plat recorded in Plat Book 85, Page 89 in the County of Henrico; thence N. 16° 16' 7" E., 274.12'; thence N. 4° 30' 23" W., 89.36' to the point of beginning of the following described 10.1 acres tract of land; thence N. 4° 30' 23" W., 48.12' to a point, for corner of this; thence N. 2° 41' 38" W., 138.64' to a point, for corner of this; thence N. 39° 18' 17" E., 939.74' to a point, for corner of this; thence N. 24° 33' 17" E., 483.66' to a point, for corner of this; thence S. 2° 18' 8" W., 930.96' for corner of this; thence S. 45° 13' 44" W., 664.15' to a point, for corner of this; thence N. 80° 51' 13" W., 281.31' to said point of beginning, the above described tract of land, containing 10.1 acres, more or less.

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Mr. Darrell H. Bowman
Mr. David S. Bowman
Mr. and Mrs. Raymond C. Haithcock
October 18, 1994

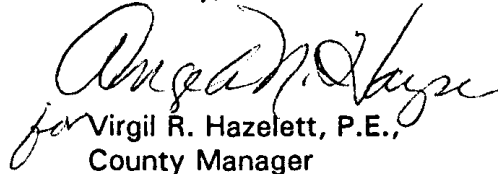
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The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. R-2C District - All dwellings shall have a minimum of 2,400 square feet of finished floor area.
2. R-3C District - All dwellings shall have a minimum of 2,000 square feet of finished floor area.
3. The exposed exterior of residence foundations and chimneys shall be constructed of brick or stone; however, the visible portion of exterior foundations and chimneys may be constructed of dryvit if applied to a masonry surface in such a manner as to prevent the outline of the underlying masonry from showing through, provided that the exterior walls of such residences are sided primarily in dryvit.
4. Tree Clearing - To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
5. Utilities - The lots on this property shall not be connected to county water or sewer until such time that the permanent pump station serving this area is operational or the county approves an agreement amending the Millstone Sewer Agreements as to a reallocation of the sanitary sewer capacity.
6. The front building line of the dwellings, as determined by the county ordinances, on any lot which abuts Lot 11, Block B, Section I of Cross Creek, shall be constructed no further than 50 feet from the right-of-way line.

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: ~~D~~irector, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Robert B. Parkerson, Esquire