

90-B2-11 & 12

BROOKLAND DISTRICT

SINGLE FAMILY RESIDENTIAL

C-69C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

January 31, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-69C-94

Mr. Lewis N. Miller, Jr.,
Vice-President
Medical College of Virginia Foundation
P. O. Box 980234
Richmond, Virginia 23298

*Sheppards
Way*

Dear Mr. Miller:

The Board of Supervisors at its meeting on January 25, 1995, granted your request to conditionally rezone property from A-1 Agricultural District and R-2A One Family Residence District to R-2AC One Family Residence District (Conditional), Parcel 90-B2-11 and 12, described as follows:

Beginning at a point in the N. line of Mountain Road; said point of beginning being 312' +- west of the intersection of Brookley Road with the N. line of Mountain Road; thence along the N. line of Mountain Road N. 58° 35' W., 491.44' to a point; thence along a curve to the left with a radius of 1175.92', 245.60' to a point; thence N. 70° 33' W., 78.12' to a point; thence N. 10° 56' 40" E., 1144.67' to a point; thence N. 11° 42' 12" E., 887.79' to a point; thence S. 68° 39' 37" E., 1147.87' to a point; thence S. 20° 57' W., 2095' +- to a point and the place of beginning, containing 45.0 +- 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 average size of the lots on the property shall be at least 18,000 square feet, with no lot having less than 15,000 square feet and there being no more than 85 lots on the property.
2. All dwellings shall have a minimum floor area of 2,100 square feet of which 80 percent must be finished.
3. Exposed portions of the foundations of any dwelling constructed on the property shall be of brick. Any dwelling, however, which has a principal exterior finish made of "dryvit" or similar finish shall have an exterior foundation consisting of "dryvit".
4. All dwellings shall be constructed with a crawl space beneath the first floor except as specifically executed as follows:
 - a. A dwelling may be constructed over a basement.
 - b. Attached garage may have a concrete slab on grade floor system.
 - c. Dwelling may contain accessory first floor room such as utility room.

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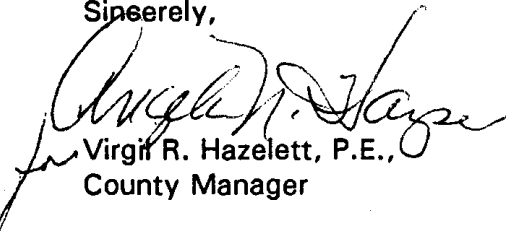
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5. All chimneys shall be brick except on "dryvit" siding homes, on which the chimney may be "dryvit". All direct vent fireplaces will have foundations, where exposed similar to the house foundations; no cantilevered chimneys to be allowed.
6. Curb and gutter will be installed on all streets within the subdivision. This provision does not apply to Mountain Road.
7. Asphalt will be used on all streets within the subdivision.
8. No dwelling shall rear on Mountain Road.
9. A split rail fence shall be installed generally along the western property line abutting the County park.
10. Any subdivision on the property shall have an "Association" to care for any common areas that may become part of this property.
11. The owner will dedicate to the County of Henrico an appropriate amount of this property under its ownership for right-of-way as requirement for widening Mountain Road as determined at time of final subdivision approval. Right-of-way will be dedicated with recording of subdivision plat.
12. No fence constructed on the property shall exceed 42 inches in height.
13. A secondary access for the subdivision when it exceeds 50 lots shall be provided by use of the right-of-way of Thornberry Street.

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
Mr. Herbert E. Fitzgerald, III
Virginia Commonwealth University

~~* Note Attachment~~
Resolved