



92-A1-9,10 & 11

BROOKLAND DISTRICT

SINGLE FAMILY SUBDIVISION

**C-79C-94**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



April 18, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-79C-94

Mr. James G. Kennedy  
P. O. Box 683  
Midlothian, Virginia 23113

Dear Mr. Kennedy:

The Board of Supervisors at its meeting on April 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 92-A1-9, 10 and 11, described as follows:

Beginning at a point marking the southeast corner of Lot 1, Block D, Section 1, Woodlake; thence N. 14° 19' 40" E., 891.43' to a point; thence N. 35° 48' 24" E., 181.17' to a point; thence N. 63° 41' 16" E., 168.54' to a point; thence N. 76° 02' 30" E., 462.22' to a point; thence S. 5° 56' 05" W., 1279.88' to a point; thence N. 84° 52' 03" W., 793.07' to a point; thence N. 37° 31' 05" W., 6.60' to the point of beginning and containing 18.889 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 exposed portion of the exterior foundation walls shall be constructed of brick.
2. The minimum square footage for houses within the development shall be 1200 square feet for ranchers, 1400 square feet for cape cods, and 1550 square feet for two story. All square footages shall refer to finished floor area.
3. The property shall be developed with a maximum density of 45 lots.
4. All residential structures shall be constructed in Traditional or Colonial style of architecture.
5. There shall be no permanent entrance sign located within this development.
6. There shall be only one access stub from this development other than Woodlake Road. This stub shall be to the north only.
7. There shall be no timbering of the property except that which is required for the construction of roads, water, sewer and drainage systems for a residential subdivision.

79

Mr. James G. Kennedy  
April 18, 1995

2

8. The BMP facility, if located within 100 feet of an existing residence, shall maintain a buffer between the facility and the residence. The buffer size and type shall be approved by the Henrico County Planning Department prior to approval of the construction plans.
9. There shall be no open burning within this property.

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. Ronald R. Green  
Ms. Alice N. Miller