

PTS. OF 68-A-10 & 11

TUCKAHOE DISTRICT

SINGLE-FAMILY RESIDENTIAL

C-14C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 19, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-14C-96

Rockstone, L.L.C.
13301-C Midlothian Tpke.
Midlothian, Va. 23113

Gentlemen:

The Board of Supervisors at its meeting on March 13, 1996, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Part of Parcel 68-0A-10 and 68-A-11, described as follows:

Beginning at a point, said point being 382' along the west line of Pemberton Road from the north line of Oldhouse Drive; thence from the west line of Pemberton Road N. 85° 49' 12" W., 191.83' to the beginning point; thence from said point of beginning N. 85° 49' 12"W, 250.01' to a point; thence N. 24' 43" E., 178.03' to a point; thence S. 83° 28' 44"E. 268.69' to a point; thence S. 6° 29' 54" W., 166.81' to a point and the place of beginning, containing 1.024 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 24, Code of Henrico (Zoning Ordinance):

1. MINIMUM FLOOR AREA

All homes constructed on the subject property shall have a minimum floor area of 2,000 sq. ft. and a minimum finished floor area of not less than 1,664 sq. ft. Neither minimum floor area nor minimum finished floor area shall include garages, decks or porches.

2. FOUNDATIONS

The exterior portion of all foundation walls shall be brick. The exterior portion of any chimneys shall be constructed of brick similar to the foundation.

3. LOT CLEARING

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal customary accessories, open areas and areas required to permit utility services and driveways.

4. DEVELOPMENT STANDARD

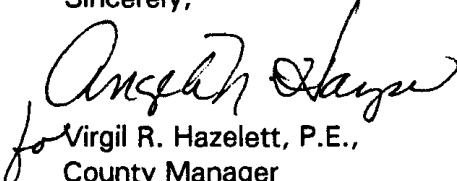
The Property shall be developed by using the standards as set forth in the R-3 district of the County Zoning Ordinance with the exception of the following: (1) The minimum side yards shall be the same as allowed in the R-3A district; ten feet (10') with the sum of the two side yards of twenty-five feet (25') and the minimum front yard depth shall be the same as allowed in the R-3A; thirty-five (35'). (2) The minimum lot area shall be ten thousand five hundred (10,500) sq. ft. The property shall not be developed as a cluster lot development subdivision under the provisions of the County's controlled density ordinance.

5. HOUSE STYLE AND QUALITY

The style and quality of the homes will be substantially similar to that shown on the renderings marked Exhibit "A" (see case file).

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. E. Delmonte Lewis