

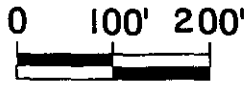
R-4A, B-2C to R-4A
12.005 AC.

PTS. OF 147-A-57 & 58

SINGLE FAMILY SUBDIVISION

FAIRFIELD DISTRICT

C-69C-96



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 18, 1996

Virgil R. Hazelett, P.E.
County Manager

Re: **Conditional Rezoning Case C-69C-96**

**Mr. Charles E. Blankenship, Jr., President
James River Developers, Inc.
8900 Three Chopt Rd.
Richmond, Virginia 23229**

Dear Mr. Blankenship:

The Board of Supervisors at its meeting on December 11, 1996, granted your request to conditionally rezone property from B-2C Business District (Conditional) and R-4A One Family Residence District to R-4AC One Family Residence District (Conditional), Parcels 147-A-55, 58, and 59, and 147-7-B-1 through 9 and 147-7-D-5 through 14, described as follows:

Parcel 147-A-55:

Beginning at a point on the W. line of Pleasant Street 338.40' south of the intersection of the W. line of Pleasant Street and the S. line of Nine Mile Road; thence with the W. line of Pleasant Street S. 20° 50' 31" E., 218.59' to a point; thence along a curve to the right with a radius of 500.00' and a length of 219.62' to a point; thence S. 04° 19' 29" W., 209.26' to a point; thence leaving Pleasant Street S. 69° 09' 29" W., 214.56' to a point; thence N. 16° 12' 42" W., 603.49' to a point; thence N. 64° 15' 30" E., 10.00' to a point; thence N. 65° 35' 21" E., 292.91' to the point of beginning, containing 4.102 acres.

147-A-58:

Commencing at the intersection of the S. line of Nine Mile Road and the E. line of Oakley's Lane; thence with the S. line of Oakley's Lane S. 07° 16' 53" E., 357.34' to a point; thence leaving Oakley's Lane N. 65° 35' 21" E., 201.62' to the actual point of beginning; thence N. 65° 35' 21" E., 182.38' to a point; thence S. 46° 05' 55" W., 216.36' to a point; thence N. 07° 45' 53" W., 75.34' to the point of beginning, containing 0.151 acres.

147-A-59:

Beginning at a point on the E. line of Oakley's Lane 357.34' south of the intersection of the E. line of Oakley's Lane and the S. line of Nine Mile Road; thence leaving Oakley's Lane N. 65° 35' 21" E., 201.62' to a point; thence S. 07° 45' 53" E., 595.69' to a point; thence S. 80° 10' 07" W., 198.31' to a point on the E. line of Oakley's Lane; thence with the E. line of Oakley's Lane N. 07° 16' 53" W., 594.57' to the point of beginning, containing 2.783 acres.

Parcels 147-7-B-1 through 9 and 147-7-D-5 through 14, Block D, Wynfield Subdivision, Section E, containing 4.969 acres and vacated portions of Leatherhead Street and Bowitch Court.

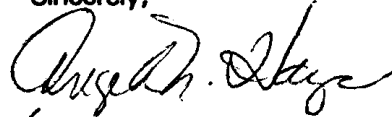
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Mr. Charles E. Blankenship, Jr., President 2
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1. The number of lots in this subdivision shall not exceed 49.
2. The exposed exterior portion of all residence foundations in front of homes shall be constructed of brick.
3. All fireplace chimneys shall be enclosed by brick or a siding similar to the exterior of the home.
4. All fireplace chimneys, including gas vents, shall be built on foundations.
5. All lots which abut Oakley's Lane shall have a minimum width of eighty (80) feet at Oakley's Lane.
6. All homes shall be constructed on foundations with the exception of a "Split-Level" design and the lower level of a "Tri-Level" design.
7. The following style homes shall have the corresponding minimum square footage requirements:
 - a. Ranch - 1,000 square feet all of which will be finished.
 - b. Tri-Level - 1,400 square feet.
 - c. Split-Level - 1,300 square feet.
 - d. Cape - 1,300 square feet.
 - e. Two-Story - 1,300 square feet all of which will be finished.
 - f. For Proffers 7.b, 7.c, and 7.d, Code Section 24-94 (u) of the Henrico County zoning ordinance shall apply.
8. A Ranch Style home shall not be constructed on more than twenty-four (24) of the lots within the subdivision. A Ranch Style home shall not be constructed on more than two lots in a row which lots have adjoining side lot lines.

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. David V. DuVal, Esquire
M Investment Company
Ms. Edith Irene Oakley