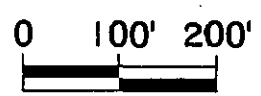


147-A-103

SINGLE FAMILY SUBDIVISION

FAIRFIELD DISTRICT

C-72C-96®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

November 19, 1996

Re: Conditional Rezoning Case C-72C-96

Mrs. I. N. Yelverton, Jr.  
1203 Windsor Dr.  
Hattiesburg, MS 39402-2850

Dear Mrs. Yelverton:

The Board of Supervisors at its meeting on November 13, 1996 granted your request to conditionally rezone property from R-2A One Family Residence District and R-5 General Residence District to R-4AC One Family Residence District (Conditional), Parcels 147-A-103, 147-16-A-101, and part of Parcel 147-16-A-100, described as follows:

Beginning at a point on the N. line of Yates Lane 230.22' from the E. line of Pleasant Street; thence N. 04° 37' 33" W., 35.05' to a found rod; thence N. 05° 27' 58" E., 400.81' to a found rod; thence N. 68° 48' 57" E., 152.21' to a rod set; thence S. 08° 23' 17" W., 164.27' to a rod set; thence S. 89° 43' 53" E., 252.50' to a found rod; thence S. 17° 08' 00" W., 274.74' to a found rod; thence S. 01° 01' 40" E., 50.00'; thence along a curve to the left having a radius of 455.18' and a length of 143.09' to a point on the E. line of Yates Lane; thence along the existing end of Yates Lane, N. 01° 01' 40" W., 52.30' to a point; thence along the N. line of Yates Lane with a curve to the left having a radius of 505.18' and a length of 26.75' to a point; thence continuing along the N. line of Yates Lane with a curve to the right having a radius of 505.18' and a length of 137.63' to a point; thence continuing along the N. line of Yates Lane S. 85° 22' 17" W., 25.27' to the point and place of beginning, containing 2.94 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. The number of lots in this subdivision shall not exceed 10.
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. All fireplace chimneys including gas vents shall be built on foundations.
4. All homes shall be constructed on foundations with the exception of a "Split-Level" design and the lower level of a "Tri-Level" design.
5. The following style homes shall have the corresponding minimum square footage requirements:
  - a. Ranch - 1000 square feet.

- b. Tri-level - 1532 square feet, of which up to 532 square feet may be unfinished.
  - c. Split-Level - 1500 square feet, of which up to 750 square feet may be unfinished.
  - d. Cape - 1500 square feet, of which up to 750 square feet may be unfinished, and
  - e. Two-Story - 1300 square feet.
6. A Ranch style home shall not be constructed on more than 60% 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,

*Virgil R. Hazelett*  
for Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. William E. Walden

*the proppers ~~improper~~  
provide for more  
than 1/3 unfinished.  
Use the code require-  
ment for (1/3) unfinished.  
[Wynfield, Sec. 7]*