

50-A-4 & 16

SINGLE - FAMILY RESIDENTIAL

BROOKLAND DISTRICT

C-61C-97 ®



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 18, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-61C-97

Mr. Henry L. Wilton
Wilton Investment Corp.
6421 Rigsby Road
Richmond, VA 23226

Dear Mr. Wilton:

The Board of Supervisors at its meeting on November 12, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 50-A-4 and 16, described as follows:

Parcel A:

Beginning at a point on the south line of Hungary Road, said point being 271.80 feet East of the east line of Walton Farms Drive labeled P.O.B.; thence with the right of way of Hungary Road along a curve to the right having a $D = 24^{\circ} 48' 35''$, a radius of 1460 feet, a chord bearing of S. $74^{\circ} 16' 31''$ E. 627.27 feet to a point; thence S. $61^{\circ} 52' 14''$ E 27.97 feet to a point; thence along the line of Seay and Garcci S. $23^{\circ} 18' 37''$ W., 500.79 feet to a point; thence along the line of Garcci S. $23^{\circ} 14' 41''$ W., 563.21 feet to a point; thence along the line of the Richmond Buddhist Association S. $44^{\circ} 03' 25''$ W., 145.67 feet to a point; thence along a line of Saint James Subdivision; S. $57^{\circ} 29' 16''$ W., 168.54 feet to a point; thence along the line of Walton Farms Subdivision N. $00^{\circ} 27' 31''$ E., 1020.85 feet to a point, thence along the line of Smith S. $89^{\circ} 12' 08''$ E., 25.00 feet to a point; thence N. $00^{\circ} 22' 51''$ E., 335.40 feet to the P.O.B. and containing 12.267 acres of land as shown on a compiled Plat by Koontz-Bryant dated July 30, 1997.

Parcel B:

Beginning at a point 233.6 feet South of Hungary Road labeled P.O.B.; thence along the line of Seay and Smith S. $63^{\circ} 07' 11''$ E., 308.50 feet to a point; thence along the line of the Richmond Buddhist Association S. $44^{\circ} 03' 25''$ W., 867.37 feet to a point; thence along the line of Garcci N. $23^{\circ} 14' 41''$ E., 563.21' to a point; thence N. $23^{\circ} 18' 37''$ E., 267.13 feet to the P.O.B., containing 2.934 acres of land as shown on a Compiled Plat by Koontz-Bryant dated July 30, 1997.

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. Foundations. The exterior portion of residence foundations above finished grade shall be constructed of brick.

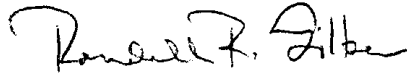
Mr. Henry L. Wilton
Wilton Investment Corp.
November 18, 1997
C-61C-97

2

2. Size of Single Family Dwellings. The minimum square footage for houses within the development shall be 1,100 square feet of finished floor area for ranchers, 1,250 square feet for cape cods, and 1,350 square feet for two stories. Cape cods and two stories may be constructed with up to one-third to be unfinished.
3. Fireplaces. All fireplace chimneys, including gas vents, shall have a brick foundation and be enclosed in brick and/or siding similar to the homes' exterior.
4. Utility Easements. Utility easements shall be provided to the adjacent property owners for their collective use. Location of easements to be determined at time of construction plan approval.

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
Ms. Nancy L. Garcci