

50-A-18

SINGLE - FAMILY RESIDENTIAL

BROOKLAND DISTRICT

C-88C-97 [®]



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

February 3, 1998

Virgil R. Hazelett, P.E.

County Manager

Re: Conditional Rezoning Case C-88C-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 January 28, 1998, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 50-A-18, described as follows:

Beginning at a point on the right of way of Hungary Road 931.97' east of Walton Farms Drive and being labeled P.O.B.; thence along the said right of way S. 61° 52' 14" E., 161.82' to a point; thence with the lands of Smith S. 23° 23' 49" W., 230.10' to a point, thence with the lands of Garcci N. 63° 07' 11" W., 161.22' to a point; thence with the lands of Garcci N. 23° 18' 37" E., 233.66' to the P.O.B., containing 0.857 acre of land as shown on a compiled plat by Koontz-Bryant, P.C. dated October 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):

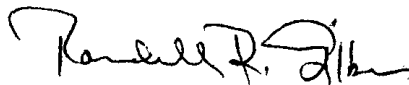
1. Foundations. The exterior portion of residence foundation above finished grade shall be constructed of brick.
2. Size of Single Family Dwellings. The minimum square footage for ranchers shall be 1,100 square feet of finished floor area. The total minimum square footage for cape cods shall be 1,250 square feet and for two stories shall be 1,350 square feet. Cape cods and two stories may be constructed with up to 1/3 unfinished floor area.
3. Fireplaces. All fireplace chimneys, including gas vents, shall have a brick foundation and be enclosed in brick and/or a siding similar to the homes' exterior.
4. Easements. Utility easement shall be provided to the adjacent property owners for their collective use. Location of easements to be determined at time of construction plan approval.
5. Layout. This parcel shall be incorporated into the larger project in Case No. C-61C-97.

Mr. Henry L. Wilton
Wilton Investment Corp.
February 3, 1998
C-88C-97

2

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. & Mrs. Herbert Seay