

147-16-A-100 & pt. Of 147-A-103

**C-47C-98**



FAIRFIELD DISTRICT  
HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

August 18, 1998

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-47C-98

Mr. Joe Parker  
Madison Development  
7111 Donora Dr.  
Richmond, VA 23229

Dear Mr. Parker:

The Board of Supervisors at its meeting on August 12, 1998, granted your request to conditionally rezone property from R-5 General District to R-4A One Family Residence District (Conditional), Parcel 147-16-A-100 and part of Parcel 147-A-103, described as follows:

Beginning at a point on the S. line of Yates Lane, 138.82' east of the E. line of Wynfield Terrace; thence along the S. line of Yates Lane around a curve having a radius of 455.18' and a length of 143.08'; thence N. 1° 01' 40" W., 50.00' to the N. line of Yates Lane; thence N. 17° 08' 00" E., 274.74' to a point; thence S. 89° 43' 53" E., 195.82' to a point; thence along a ditch S. 21° 23' 51" W., 188.91' to a point; thence continuing along the ditch S. 14° 48' 29" W., 97.00' to a point; thence continuing along the ditch S. 33° 25' 16" W., 309.87' to a point; thence continuing along the ditch S. 47° 11' 54" W., 198.89' to a point; thence N. 1° 01' 40" W., 327.05' to the point and place of beginning, containing 2.65 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 shall not exceed 5.
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 "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 – 1,000 square feet.

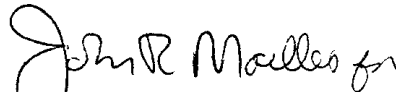
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- B. Tri-level – 1532 square feet, or which up to 506 square feet may be unfinished.
  - C. Split-level – 1,500 square feet, or which 500 square feet may be unfinished.
  - D. Cape – 1,500 square feet, of which 500 square feet may be unfinished and
  - E. Two-story – 1,300 square feet.
6. A ranch-style home shall not be constructed on more than 60 percent 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, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index