



RESIDENTIAL SUBDIVISION

C-65C-98®



93-A-62
BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

December 15, 1998

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-65C-98

Rotunda Corporation
6800 Paragon Place, #126
Richmond, VA 23230

Gentlemen:

The Board of Supervisors at its meeting on December 9, 1998, granted your request to conditionally rezone property from R-2 One Family Residence District to R-3AC One Family Residence District (Conditional), Parcel 93-A-62 and part of Parcel 93-A-63, described as follows:

Commencing at point on the E. line of Bethlehem Road said point being 550.59' from the centerline of Dickens Road Extended; thence N. 52° 06' 39" E., 275.88' to a point; thence N. 53° 11' 54" E., 430.26' to a point; thence S. 31° 08' 41" E., 380.77' to a point; thence S. 71° 10' 16" W., 115.00' to a point; thence S. 39° 19' 13" W., 26.14' to a point; thence S. 15° 00' 21" E., 86.40' to a point; thence S. 71° 10' 16" W., 523.01' to a point; thence N. 37° 43' 16" W., 263.34' to point of beginning, containing 5.54 +- acres.

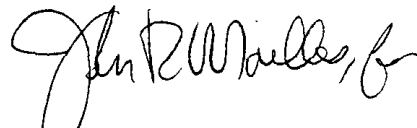
The Board of Supervisors accepted the following proffered conditions, dated December 8, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exterior portions of all dwelling foundations shall be brick.
2. Any dwelling with a fireplace shall have a chimney constructed of masonry with brick exterior.
3. To the greatest feasible extent, during construction, the removal of trees on lots shall be limited to that required to accommodate the dwelling and its normal and customary accessories and those limited areas required to permit utility services.
4. Any one story homes constructed shall have a minimum of 1,100 square feet of finished floor area; and cape cod style homes and two story homes shall have a minimum of 1,300 square feet of finished floor area.

5. A privacy fence 6 feet in height constructed of solid board will be constructed on the rear property lines of any lots that back up to Interstate 64.
6. The development of the subdivision shall be consistent with the Hicks Preliminary Plan submitted as part of this application prepared by Koontz-Bryant, P.C.
7. There shall be no more than thirteen single family lots in the proposed subdivision.
8. There shall be no direct driveway access to Bethlehem Road, other than access to the existing home presently fronting on Bethlehem Road.
9. There shall be a 25-foot landscape buffer easement along Bethlehem Road with the exception of the lot where the existing home is located.
10. The existing trees within the buffer shall be preserved by the property owner, his successors and/or assigns, and shall be mandated by restrictive covenants to be recorded on the subject property, at or prior to the recordation of a subdivision plat, except as follows:
 - a. Dead or diseased trees may be removed
 - b. Trees with a trunk diameter of less than three (3) inches may be removed.
11. Any fencing along Dickens Glen Lane shall not exceed 42 inches on height.

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
Mr. Walter Hooker, Esquire
Ruth B. Hicks Estate
Henry T. & K. J. Holloway