

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

C-37C-07
Zoning
 Single-Family Residential
 Fairfield District
 400 Feet
 PS May 2007 Ref: 815-724-1107



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

August 21, 2007

Mr. Joseph A. Sattlemaier
8372 Buckard Drive
Mechanicsville, VA 23111

Re: Conditional Rezoning Case C-37C-07

Dear Mr. Sattlemaier:

The Board of Supervisors at its meeting on August 14, 2007, granted your request to conditionally rezone from R-2A One-Family Residence District to R-3C One-Family Residence District (Conditional), Parcel 815-724-1107, described as follows:

Beginning at a point at the northwestern corner of Yates Court and Yates Lane; thence S 81°36'36" W 112.86' to a point; thence N 10°05'54" W 43.10' to a point; thence N 16°31'46" W 49.53' to a point; thence N 81°55'37" E 138.51' to a point; thence S 02°21'43" W 93.00' to the point and place of beginning.

The Board of Supervisors accepted the following proffered conditions, dated July 10, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. **Minimum Dwelling House Size.** There shall be one residential dwelling constructed on the property-lot-with a minimum of 1400 square feet of finished floor space.
2. **Brick Foundation.** The dwelling to be constructed on the property-lot-shall have a brick faced foundation on all sides of the dwelling.
3. **Crawl Space.** The dwelling to be constructed on the property-lot- shall have adequate crawl space thereunder to allow access thereto and shall have a crawl space entrance of at least three feet by two feet in the rear of the house.

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4. **Brick Stoops and Steps.** The stoops and steps shall be brick consistent with the brick faced foundation.
5. **Front Yard Dwelling Setback.** The dwelling constructed on the property shall be set back 45' in the front yard from Yates Court.

The Planning Department 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

pc: Everette A. Felts, Esq.
Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools
Director, Real Estate Assessment
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