

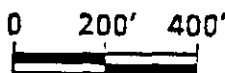
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

98-AI-6,7

C-39C-91

BROOKLAND DISTRICT



JAS



COMMONWEALTH OF VIRGINIA

## COUNTY OF HENRICO

October 15, 1991

W.F. LaVECCHIA, P.E., AICP  
County Manager

Re: Conditional Rezoning Case C-39C-91

Mr. Lawrence H. Liesfeld, President  
Lawrence H. Liesfeld, Inc.  
10831 W. Broad Street  
Glen Allen, Virginia 23060

Dear Mr. Liesfeld:

The Board of Supervisors at its meeting on October 9, granted your request to conditionally rezone property from R-3 One Family Residence to R-3AC One Family Residence District (Conditional), Parcels 98-A1-6 and 7, described as follows:

Beginning at a point marked by a pipe on the western line of Woodman Road approximately 1030' northwardly from the centerline of Hungary Road; thence running S. 82° 56' 20" W., 846.18' to a pipe; thence N. 2° 45' W., 265.0' to an old pipe; thence N. 83° 13' 30" E., 781.90 to an old rod in the W. line of Hungary Road; thence along the W. line of Hungary Road S. 16° 44' E., 264' to the point and place of beginning, containing 4.81 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 22, Code of Henrico (Zoning Ordinance):

1. No clearing shall be permitted within a 15 foot natural buffer area along the southern boundary of the subject property. This area will be designated on the subdivision plat as a natural planting strip easement. The subdivision plat will so note that this easement is for the purpose of maintaining a natural buffer between the residential dwellings and the business zoned property.
2. There shall be no direct vehicular access to Woodman Road from driveways that serve individual dwellings.
3. Any single story home shall have not less than 1,200 square feet of livable floor area.
4. Any two-story home, to include a Cape Cod, shall not have less than 1,250 square feet of which a minimum of 900 square feet must be finished in accordance with Section 22-3.
5. The exterior portions of the foundations and chimneys of all dwellings shall be brick.

Lawrence H. Liesfeld, President  
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October 15, 1991

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 Douglas D. Moore*  
W. F. LaVecchia, P.E., AICP,  
County Manager

cc: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index  
Mr. Neil Farmer