

87-B1-32 & 17

SINGLE FAMILY RESID.

THREE CHOPT DISTRICT

**C-49C-92**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

January 19, 1993

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-49C-92

Mr. Thomas E. Pruitt  
Pruitt Associates  
1700 Bayberry Court, Ste. 100  
Richmond, Virginia 23226

Dear Mr. Pruitt:

The Board of Supervisors at its meeting on January 13, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-4C One Family Residence District (Conditional), Parcel 87-B1-17 and 32, described as follows:

Beginning at a point on the eastern boundary of the right of way line of Fort McHenry Parkway, said point being approximately 1050' north of the point of intersection of said eastern boundary right of way line of Fort McHenry Parkway and the northern boundary of the right of way line of Broad Street Road (Route 250); thence leaving the eastern boundary of the right of way line of Fort McHenry Parkway in an easterly direction with a line common to now or formerly Lexington Village, Section 1, S. 65° 01' 37" W., 521.33' to a point; thence N. 24° 58' 23" E., 869.27' to a point; thence N. 56° 19' 30" W., 558.12' to a point; thence N. 34° 40' 45" E., 569.93' to a point; thence N. 57° 38' 35" W., 790.62' to a point; thence S. 31° 51' 25" W., 558.81' to a point; thence S. 32° 52' 00" W., 417.99' to a point; thence S. 56° 36' 40" E., 361.40' to a point; thence S. 33° 22' 00" W., 59.27' to a point; thence S. 37° 24' 00" E., 234.75' to a point; thence S. 65° 12' 30" E., 209.20' to a point; thence along a circular curve to the right having a radius of 381.99' and an arc length of 276.45' to a point; thence along a circular curve to the right having a radius of 968.06' and an arc length of 226.01' to a point; thence S. 43° 37' 30" E., 49.77' to a point; thence S. 46° 22' 30" E., 80.00' to a point; said point being the point and place of beginning for Parcel A, containing 30.0 acres more or less.

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):

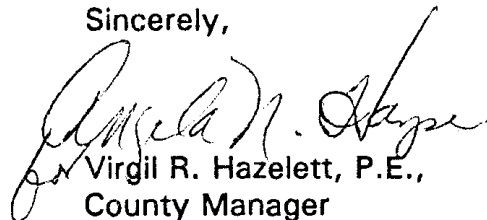
1. The exterior portions of the foundations of any dwelling constructed on the property shall be of brick.

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2. There shall be no rear or side yard driveway access to Fort McHenry Parkway. Only lots fronting on Fort McHenry Parkway will have driveway access to Fort McHenry Parkway.
3. As Fort McHenry Parkway is constructed, a sidewalk will be installed along the eastern line of the right-of-way.
4. Each dwelling shall contain a minimum of the following livable floor area: one-story units, 1,200 square feet; two-story units, 1,400 square feet. Up to one-third of the floor area may be left unfinished in accordance with 22-94(u).
5. Upon or prior to recordation of the first phase of development, the buffer described on the attached plat (labelled "Exhibit A") (see case file) will be conveyed, at no cost, to the owner of Parcel 77-B2-45 (currently H. Calhoun) and the owner of Lot 2 of Oakland Hills (currently E. Dodson).
6. The exterior foundation of the base of any prefabricated chimney shall be of brick. *(Minutes No Cantelivered chimneys)*

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: Clerk, Board of Supervisors  
Director, Real Estate Assessment  
Conditional Zoning Index