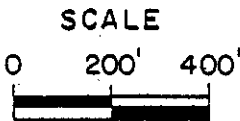


C-300C-79



70-B2-21, 39
TUCKAHOE DISTRICT
RWC



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 13, 1979

Re: Zoning Case C-30C-79

Mr. Howard C. Scott
301 Tarrytown Drive
Richmond, Virginia 23229

Dear Mr. Scott:

The Board of Supervisors at its meeting on July 11, 1979, conditionally rezoned the property described herein from A-1 Agricultural to RTH Residential Townhouse District in accordance with your request and the Planning Commission's recommendation. In accordance with Article 20, Section 20.2 of Henrico County Zoning Ordinance No. 179, the following proffered conditions were approved by the Board of Supervisors and are applicable to the property:

1. Development of the property shall be restricted to a maximum of 162 dwelling units.
2. Development shall be with single family semi-detached units of not less than 900 square feet area per unit.
3. No lot shall be less than 50 feet width nor less than 5,625 square feet area.
4. Any necessary dedication for widening of existing or creation of new required right of way shall be done at no cost to the County.
5. No building permits will be requested prior to January 1, 1980.
6. Twenty percent of the total land area contained in this parcel be set aside as common area for usage of the individual property owners.

The property conditionally zoned RTH Residential Townhouse District is described as follows:

Parcel 70-B2-39 and Part of Parcel 70-B2-21, Block L, Lots 1 and 2, and Block F, Lot 1, Tuckahoe Farms Subdivision.

Beginning at a point on the S. line of Church Road at its intersection with Copperas Creek; thence with S. line of Church Road S. $51^{\circ} 46' 00''$ E., 124.3' more or less to a point; thence S. $44^{\circ} 34' 00''$ E., 407.42' to a point; thence S. $61^{\circ} 08' 00''$ E., 212.5' to a point; thence leaving Church Road S. $28^{\circ} 52' 00''$ W., 2,578.96' to a point; thence N. $66^{\circ} 09' 00''$ W., 417.3' to a point; thence N. $63^{\circ} 54' 00''$ W., 211.0' to a cedar; thence N. $61^{\circ} 18' 00''$ W., 265' more or less to the center line of Copperas Creek; thence northwardly with Copperas Creek as it meanders 2,766' more or less to the beginning containing 43 more or less acres.


Mr. Howard C. Scott

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July 13, 1979

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records and to file the approved conditions in the Conditional Zoning Index.

Sincerely,


Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. William J. Schmidt
✓ Conditional Zoning Index