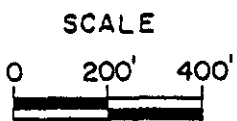


C-31C-79



80-B2-32
TUCKAHOE DISTRICT
RWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

May 16, 1979

Re: Zoning Case C-31C-79

Midlothian Development Corporation
P. O. Box 126
Midlothian, Virginia 23113

Gentlemen:

The Board of Supervisors at its meeting on May 9, 1979, conditionally rezoned, at your request and as recommended by the Planning Commission, the below described property. The Board accepted the proffered conditions and conditionally rezoned the property from R-2 One Family Residence to R-5 General Residence District and in so doing adopted the following conditions which are applicable to the property.

- a. The property shall not be developed or used for apartment or office purposes. However, nothing herein contained shall prohibit the development or use of the property for townhouses or condominiums. Further, these restrictions shall not prohibit the lease of any unit, dwelling or other structure erected on the property by any person other than the developer or a related entity. A related entity is defined as a corporation or partnership that owns or controls more than a 50 percent interest in developer or a corporation or partnership in which developer owns or controls more than a 50 percent interest.
- b. Maximum density of development of townhouses or condominiums shall not exceed 116 dwelling units on the entire property.
- c. No dwelling unit shall be erected nearer than twenty-five (25) feet to Wishart Road.
- d. All dwelling units shall have at least one thousand seven hundred fifty (1,750) square feet of covered space, including porches and/or garage space but excluding attic and basement areas.

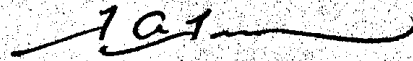
May 16, 1979

The rezoned property, Parcel 80-B2-32 is described as follows:

Beginning at a rod at N. line of Wishart Road as it intersects with the W. line of Santa Clara Drive extended; thence along the N. line of Wishart Road N. 89° 53' 10" W., a distance of 1160.15' to a rod; thence S. 0° 29' 55" E., a distance of 2.66' to a point marked by a rod; thence continuing along the N. line of Wishart Road, N. 89° 30' 10" W., a distance of 601.30' to a point marked by a rod; thence N. 23° 15' 15" E., a distance of 809.05' to a rod; thence S. 89° 30' 10" E., a distance of 569.87' to a point marked by a nail; thence S. 0° 34' 50" W., a distance of 388.04' to a point marked by a rod; thence S. 89° 30' 10" E., a distance of 169.00' to a point marked by a rod; thence S. 30° 36' 36" E., a distance of 40.25' to a point marked by a rod; thence S. 89° 30' 10" E., a distance of 20.00' to a point marked by a rod; thence S.) 0° 29' 50" W., a distance of 7.50' to a point marked by a rod; thence S. 89° 30' 10" E., a distance of 210.00' to a point marked by a rod; thence N. 0° 29' 50" E., a distance of 43.00' to a point marked by a rod; thence S. 89° 30' 10" E., a distance of 459.32' to a point marked by a rod; thence S. 0° 29' 50" W., a distance of 348.65' to the point of beginning, containing 19.27 acres.

The Planning Office has been advised of the action by the Board of Supervisors and requested to revise its records accordingly, and to place a copy of the adopted conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. E. Bryson Powell