

R-2

R-3

R-1

R-2

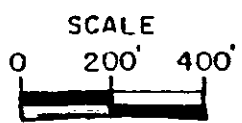
R-3 TO R-5C
20.52 AC.

R-2

R-5C

AMENDED: JUNE 4, 1981 COUNTY OF HENRICO PLANNING OFFICE
 84-BI-VARIOUS PARCELS
 TUCKAHOE DISTRICT
 J.A.S.

C-76C-80





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

September 15, 1981

Re: Conditional Rezoning Case C-76C-80

Ridge Road Development Company, et. als.
403 Ridge Road
Richmond, Virginia 23229

At its September 9 meeting the Board of Supervisors, acting on the recommendation of the Planning Commission accepted the conditions proffered on behalf of the owners, and conditionally rezoned from R-3 One Family Residence to R-5 General Residence District the below described property in accordance with your request.

The property rezoned being part of tax parcels 84-B1-35 and 44, and all of tax parcels 84-B1-40, 41, 42, 66, 67, and 74 is aggregated into two zoning parcels and described as follows:

Parcel 1 Zoned R-5 (Conditional)

Beginning at a point on the S. line of Ridge Road approximately 96' west of its intersection with the W. line of Zionsville Road; thence S. $22^{\circ} 06' 30''$ W., 401.86' to a point; thence N. $71^{\circ} 01' 30''$ W., 531.90' to a point; thence S. $18^{\circ} 58' 30''$ W., 290.00' to a point; thence N. $71^{\circ} 01' 30''$ W., 91.44' to a point; thence N. $20^{\circ} 50' 00''$ E., 260.14' to a point; thence N. $71^{\circ} 01' 30''$ W., 180.10' to a point; thence N. $20^{\circ} 50' 00''$ E., 789.27' to a point on the S. line of Ridge Road; thence along said S. line S. $46^{\circ} 42' 30''$ E., 800.61' to the point of beginning, containing 11 acres +-.

Parcel 2 Zoned R-5 (Conditional)

Beginning at a point on a bearing of S. $28^{\circ} 43' 50''$ W., 279.01' from the S. line of Ridge Road and approximately 1535.79' east of its intersection with the E. line of Glendale Drive extended; thence S. $85^{\circ} 13' 40''$ E., 205.03' to a point; thence S. $27^{\circ} 53' 20''$ W., 1069.31' to a point; thence N. $82^{\circ} 41' 34''$ W., 373.86' to a point; thence N. $27^{\circ} 53' 20''$ E., 1051.33' to a point; thence S. $85^{\circ} 13' 40''$ E., 175.33' to the point of beginning, containing 8.52 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the above described property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance).

1. The Property shall be developed only for residential condominium units for sale, and uses accessory thereto. No part of the Property shall be developed for multi-family rental apartments, retail commercial uses, or offices. Residential units constructed on the Property shall be either individual single family houses, duplexes or townhouse-style units. No residential unit or other structure shall exceed thirty-five (35) feet in height.

60

Ridge Road Development
Page 2
September 15, 1981

*Note: Parcel 12
developed as
St. Alban's Condo.*

2. With respect to Parcel 1, the density of development shall not exceed seven (7) units per acre. With respect to Parcel 2, the density of development shall not exceed five (5) units per acre.

3. Existing plantings on the Property will be preserved to the maximum extent reasonably possible. Additional landscaping will be provided around the boundaries of the Property, as required or approved by the Planning Commission, to properly buffer and screen development on the Property from adjacent single family homes.

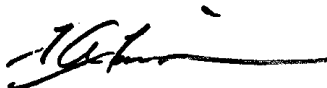
4. No residential units shall be constructed within fifty (50) feet of the existing right-of-way of Ridge Road fronting on Parcel 1, or within fifty (50) feet of the southern boundary of Parcel 2, adjoining the Roslyn Hills subdivision.

5. No residential units or other buildings shall be constructed within that part of Parcel 1 marked in yellow on a copy of a plat entitled "Plat of 10.91 +- Acres of Land located near the intersection of Ridge Road and Zionsville Road in Tuckahoe District of Henrico County, Virginia dated September 15, 1966" attached hereto as Exhibit "A", (in case file), for so long as the property adjoining the indicated portion of Parcel 1 on its western boundary remains zoned for development with single family houses.

6. No residential units or other buildings shall be constructed within thirty-five (35) feet of that portion of the eastern boundary of Parcel 2, adjoining property now owned by Christodoulos Christodoulou and approximately marked in yellow on a copy of a plat entitled "Zoning Plat of 8.52 Acres South of Ridge Road, Henrico County, Virginia," dated October 8, 1980, revised June 4, 1981 attached hereto as Exhibit B, (the "Christodoulou Property") for so long as the Christodoulou Property remains zoned for development with single family houses. In addition, a solid wood fence six (6) feet in height shall be constructed by Owners and at their expense along the western boundary of the Christodoulou Property, from its northern property line and extending in a southerly direction to the northern boundary of the fifty (50) foot setback along the southern boundary of Parcel 2, described in (4), above, prior to such time as said part of Parcel 2 is developed with residential units, unless otherwise required or approved by the Henrico Planning Commission at the time of Plan of Development approval (Plus 2 exhibits)..

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 accepted proffered conditions and exhibits in the Conditional Zoning Index.

Sincerely,



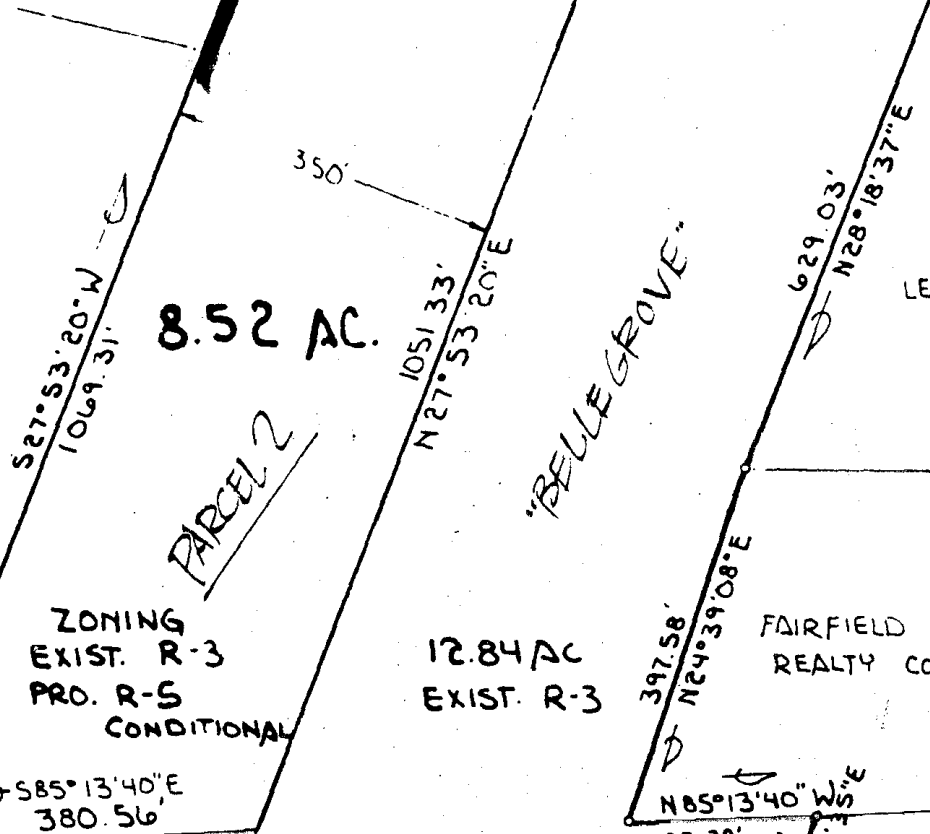
Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay Weinberg

61

10 9 8 7 6 5 4 3 2
 ROSLYN HILLS

CHRISTODOULOU 373.86' N82°41'34"W 36A 30'
 (743.16 TOTAL)



8.52 AC.

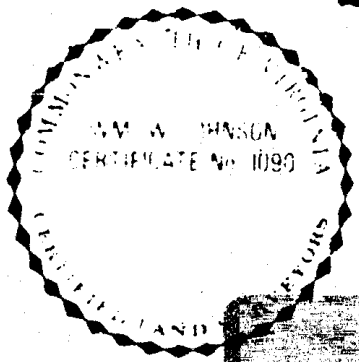
12.84 AC
 EXIST. R-3

ZONING
 EXIST. R-3
 PRO. R-5
 CONDITIONAL

RIDGE ROAD

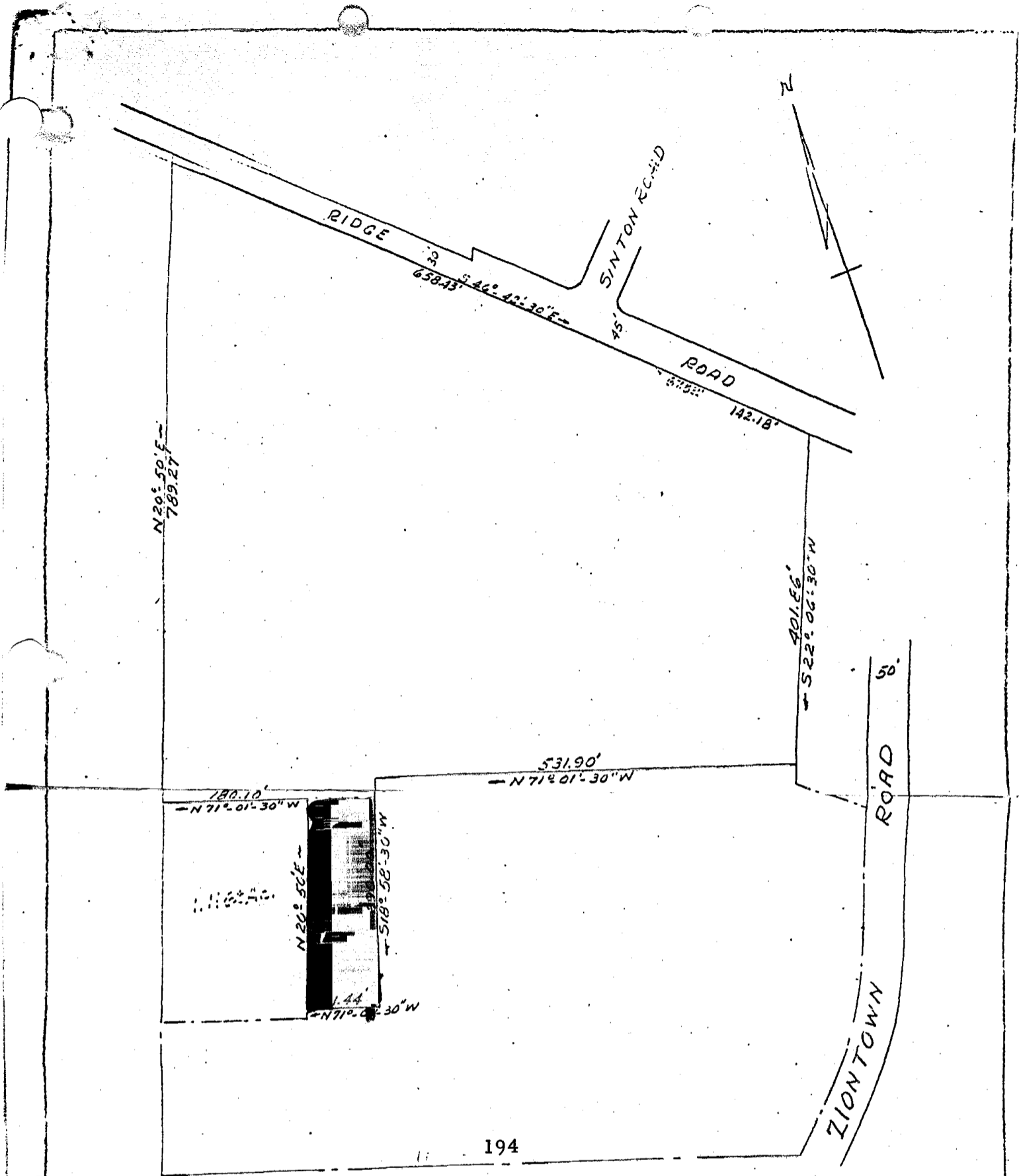
Exhibit B

ZONING PLAT OF 8.52 ACRES
 SOUTH OF RIDGE
 ROAD, HENRICO COUNTY, VIRGINIA.
 SCALE 1"=200' OCTOBER 8, 1980
 REVISED JUNE 4, 1981



FOSTER & MILLER, P.C.
 CERTIFIED SURVEYORS
 RICHMOND, VIRGINIA

HLR 35786-5



Note: This plot compiled from other plots and not surveyed on the ground.

PLAT OF 10.912 ACRES OF LAND LOCATED
 NEAR THE INTERSECTION OF RIDGE ROAD
 & ZIONTOWN ROAD IN TUCKAHOE DISTRICT
 OF HENRICO COUNTY, VA.

scale: 1"=100'

Sept. 15, 1966

Exhibit A



ARTHUR M. MOSELEY,
 Certified Land Surveyor,
 Richmond, Virginia