

PROPOSED
ALIGNMENT
OF I-288

R-3 TO R-5C
49.4 AC.

COUNTY OF HENRICO PLANNING OFFICE

C-14C-82



pt. of 78-A1-8
TUCKAHOE DISTRICT
JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

June 14, 1982

Re: Conditional Rezoning Case C-14C-82

JJH Corporation
11700 Three Chopt Rd.
Richmond, Va. 23229

Gentlemen:

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

The conditionally rezoned property part of tax parcel 78-A1-8, is described as follows:

Beginning at a rod on the SW. line of Three Chopt Road approximately .9 mile +-west of its intersection with Church Road; thence S. $31^{\circ} 21' 10''$ W., 659.57' to a rod; thence S. $35^{\circ} 01' 19''$ E., 753.20' to a rod; thence S. $16^{\circ} 44' 46''$ W., 452.97' to a stone; thence S. $16^{\circ} 04' 02''$ W., 374.46' to a point; thence N. $73^{\circ} 56' 00''$ W., 540.0' to a point; thence S. $67^{\circ} 01' 22''$ W., 907.81' to a point; thence N. $86^{\circ} 46' 06''$ W., 214' +- to a point; thence N. $11^{\circ} 23' 56''$ W., 366.83' to a point; thence N. $10^{\circ} 59' 43''$ W., 140.12' to a point; thence N. $48^{\circ} 08' 19''$ E., 28.97' to a rod; thence N. $40^{\circ} 28' 27''$ E., 527.86' to a rod; thence N. $40^{\circ} 28' 23''$ E., 178.32' to a rod; thence N. $36^{\circ} 28' 38''$ E., 329.88' to a rod; thence N. $29^{\circ} 54' 15''$ E., 527.70' to a rod; thence N. $49^{\circ} 35' 34''$ E., 236.19' to a iron; thence S. $46^{\circ} 22' 04''$ E., 336.37' to a rod; thence N. $31^{\circ} 15' 03''$ E., 649.87' to a rod on the SW. line of Three Chopt Road; thence S. $49^{\circ} 04' 07''$ E., 58.60' along the SW. line of Three Chopt Road to a point; thence along the arc of a curve to the east having a radius of 1,083.88', 75.47' to a rod and the point of beginning, containing +- 49.4 acres.

The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico County (Zoning Ordinance). They are as follows:

1. The Property shall be developed only for residential purposes and uses accessory thereto. No part of the Property shall be developed for office purposes, or for multi-family rental apartments.
2. The density of development shall not exceed seven (7) residential units per acre on the Property.
3. A park and/or recreational area of a minimum of five (5) acres shall be maintained within the Property.

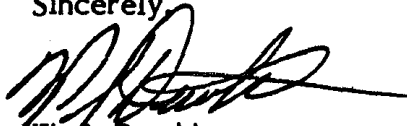
JJH Corporation

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

Sincerely,



W. S. Dewhirst,
Acting County Manager

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