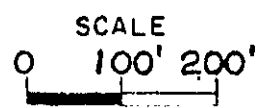


COUNTY OF HENRICO PLANNING OFFICE

84-B1-39

C-40C-82



TUCKAHOE DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

December 9, 1982

Re: Conditional Rezoning Case C-40C-82

Fairfield Realty Corporation
c/o Mr. William T. Lewis
503 Zionsville Road
Richmond, Virginia 23229

Gentlemen:

At its December 8 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 being Parcel 84-B1-39 is described as follows:

Beginning at a rod on the southern line of Ridge Road, 100' +/- west of Zionsville Road Extended; thence along the S. line of Ridge Road, in an eastwardly direction, and a curve to the left with a radius of 2024.43', 70.33' to a rod; thence along said S. line and a curve to the right with a radius of 50', 51.39' to a rod in the western line of Zionsville Road; thence along said W. line S. 28° 28' 20" W., 300.50' to a rod; thence N. 63° 28' W., 84.20' to a rod; thence N. 28° 32' E., 383.54' to a rod and the point of beginning, containing .68 acre.

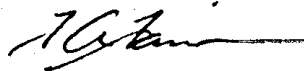
The Board of Supervisors accepted your following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

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.
2. The density of development shall not exceed seven (7) 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 and Zionsville Roads.

Fairfield Realty Corporation
c/o Mr. William T. Lewis
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December 9, 1982

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,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
✓ Supervisor, Real Estate Assessment
Conditional Zoning Index