

PARCEL B
A-1 To R-3C
0.5 ac.

PARCEL C
A-1 To R-3C
64.849 ac.

PARCEL G
A-1 To C-1C
22.0 ac.

PARCEL D
A-1 To R-3C
0.4 ac.

PARCEL E
A-1 To R-3C
1.5 ac.

PARCEL F
A-1 To R-3C
21.1 ac.

SING. FAM.

COUNTY OF HENRICO PLANNING OFFICE

78-A1-2, 78-B1-2, 78-A2-46, 79

TUCKAHOE DISTRICT

C-27C-86



JAS

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 1986

W. F. LAVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-27C-86

EUHAJO, Inc.
1518 High Street
Richmond, Virginia 23220

Gentlemen:

The Board of Supervisors at its meeting on May 14, granted your request to conditionally rezone from A-1 Agricultural to R-3C One Family Residence and C-1C Conservation Districts (Conditional), Parcels 78-A1-2, 78-B1-2, 78-A2-46 and 79, described as follows:

PARCEL C:

Beginning at a point on the S. line of Three Chopt Road said point being 1,172+-' west of the W. line of Church Road; thence from said point of beginning meandering southwesterly along the limits of the 100 year flood plain, 3,420 +-' to a point; thence meandering northeasterly along the limits of the 100 year flood plain, 2,013 +-' to a point; thence N. 23° 04' 05" E., 120 +-' to a point; thence along a curve to the right with a radius of 995.00', 108.34' to a point; thence S. 65° 55' E., 18.35' to a point; thence S. 23° 02' 39" W., 295.77' to a point; thence S. 65° 55' E., 149.94' to a point; thence N. 23° 02' 39" E., 295.77' to a point; thence S. 65° 55' E., 370.47' to a point; thence along a curve to the left with a radius of 1,148.00', 263.31' to a point; thence S. 79° 03' 30" E., 483 +-' to point of beginning, containing 64.849 +- Acres.

PARCEL D:

Beginning at a point, said point being 168 +-, S. 24° 16' 08" W., of the S. line of Three Chopt Road and 858+-' west of the W. line of Church Road; thence from said point of beginning S. 24° 16' 08" W., 455 +-' to a point; thence meandering northerly along the limits of the 100 year flood plain, 480 +-' to said point of beginning, containing 0.4 +- acre.

PARCEL E:

Beginning at a point, said point being 782 +-' S. 24° 16' 08" W., of the S. line of Three Chopt Road and 858 +-' west of the W. line of Church Road; thence from said point of beginning S. 24° 16' 08" W., 411 +-' to a point; thence S. 33° 37' 55" W., 399.99' to a point; thence N. 69° 40' W., 207.02' to a point; thence meandering northeasterly along the limits of the 100 year flood plain, 900 +- to said point of beginning, containing 1.5 +- acres.

PARCEL F:

Beginning at a point, said point being 207.02' N. 69° 40' W., and 399.99' S. 33° 37' 55" W., and 1193.41', S. 24° 16' 08" W. of a point on the S. line of Three Chopt Road and 858 +- west of the W. line of Church Road; thence from said point of beginning, S. 30° 58' 38" W., 950.14' to a point; thence along a curve to the right with a radius of 1150.67', 175.51' to a point; thence N. 73° 41' 36" W., 825.37' to a point; thence along a curve to the right with a radius of 1116.69', 233.95' to a point; thence N. 61° 41' 20" W., 358.73' to a point; thence along a curve to the left, with a radius of 1457.70', 499.38' to a point; thence N. 81° 18' 38" W., 110.57' to a point; thence N. 25° 18' E., 119 +- to a point; thence meandering westerly along the lines of the 100 year flood plain, 2,000 +- to said point of beginning, containing 22.0 +- acres.

PARCEL G:

Beginning at a point, said point being 120 +- S. 23° 04' 05" W., of a point on the S. line of Three Chopt Road and 2702 +- west of the W. line of Church Road; thence from said point of beginning, meandering southwesterly along the line of 100 year flood plain, 2013+- to a point; thence meandering northeasterly along the lines of the 100 year flood plain, 3420 +- to a point; thence S. 79° 03' 30" E., 25 +- to a point; thence along a curve to the left with a radius of 541.42', 289.25' to a point; thence S. 24° 16' 08" W., 168 +- to a point; thence meandering southwesterly along the lines of the 100 year flood plain, 480 +- to a point; thence S. 24° 46' 08" W., 159 +- to a point; thence meandering southwesterly along lines of 100 year flood plain, 2,900 +- to a point; thence N. 25° 18' E., 1089 +- to a point; thence meandering northeasterly along lines of 100 year flood plain, 500 +- to a point; thence N. 84° 18' 55" E., 367+- to a point; thence N. 23° 04' 05" E., 576+- to said point of beginning, containing 22.0 +- acres.

PARCEL H:

Beginning at a point, said point being 367 +- S. 84° 18' 55" W., 696.36', S. 23° 04' 05" W. of a point on the S. line of Three Chopt Road and 2702+- west of the W. line of Church Road; thence from said point of beginning meandering southwesterly along line of the 100 year flood plain, 500 +- to a point; thence N. 25° 18' E., 415+- to a point; thence N. 84° 18' 55" E., 188 +- to said point of beginning, containing 0.5 +- acres.

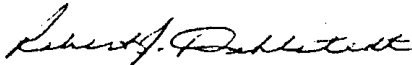
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. No lot shall be less than seventy (70) feet in width, measured at the front building line.
2. The owner shall not request or accept more than one hundred (100) certificates of occupancy for residences constructed on the Property, until the first to occur of the opening of the Gaskins Road Interchange with Interstate 64, and September 1, 1987.
3. A maximum of (5) lots developed on the Property may have direct vehicular access to or from such lot, to or from Three Chopt Road, or to or from Church Road.

EUHAJO, Inc.
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Ms. Anna P. Hancock
Ms. Doris F. McCall
Mr. Stuart V. Grandis, et. als.
Ms. Phyllis K. Bliley