

COUNTY OF HENRICO PLANNING OFFICE

pt. 70-B1-1
TUCKAHOE DISTRICT

C-97C-86



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

December 16, 1986

Re: Conditional Rezoning Case C-97C-86

Mr. Sam Kornblau
Samco Development Corp.
2512 West Cary St.
Richmond, Virginia 23220

Dear Mr. Kornblau:

The Board of Supervisors at its meeting on December 10, granted your request to conditionally rezone from A-1 Agricultural and B-1 Neighborhood Business to R-3A One Family Residence and C-1 Conservation Districts (Conditional), Part of Parcel 70-B1-1, described as follows:

R-3AC One Family Residence District (Conditional)

Beginning at a point on the northern line of Ridgefield Parkway which point is the intersection of the 100 year flood plain with the northern line of Ridgefield Parkway and which point is south $73^{\circ} 26' 52''$ east approximately 230' from a point at the intersection of the southern terminus of a curve on the eastern line of Cutler Ridge Drive with the northern line of Ridgefield Parkway; then in a northerly direction along the 100 year flood plain line 1675 feet more or less to a point; then south $61^{\circ} 20' 38''$ east 190' to a point; then south $70^{\circ} 32' 50''$ east 24.00 feet, more or less, to a point; then south $30^{\circ} 45'$ west, more or less, 258.00 feet, more or less to a point; then along a curve to the left with a radius of 425', 455'+- to a point; then south $30^{\circ} 39'+-$ east, 247.00'+- more or less, to a point; then along a curve to the right with a radius of 870 feet, more or less, 716 feet, more or less to a point; then south $16^{\circ} 33' 08''$ west, 25 feet, more or less to a point; then north $73^{\circ} 26' 52''$ west 938.34' more or less to the point of beginning and containing 21 acres, more or less.

C-1C Conservation District (Conditional)

Beginning at a point on the northern line of Ridgefield Parkway which point is south $73^{\circ} 26' 52''$ east approximately 65 feet from a point at the intersection of the southern terminus of a curve on the eastern line of Cutler Ridge Drive with the northern line of Ridgefield Parkway; from such beginning point south $73^{\circ} 26' 52''$ east 34.00 feet more or less, to a point; then in a northerly direction along the center line of Copperas Creek as it meanders in a northeasterly direction 2372 feet, more or less to a point; then south $61^{\circ} 20' 38''$ east 75 feet, more or less, to the 100 year flood plain line; then in a southwesterly direction along the 100 year flood plain line, 1675 feet more or less, to a point on the northern line of Ridgefield Parkway; then north $73^{\circ} 26' 52''$ west 120 feet more or less, to the center line of Copperas Creek, containing 3.4 acres, more or less.

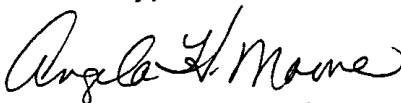
Mr. San Kornblau
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The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. All houses to have brick foundations.
2. No lots to face Cambridge Drive or Ridgefield Parkway.
3. Houses to have a minimum of 1600 sq. ft.
4. No strip clearing of lots except for required fill lots.
5. Maximum density - 3 units per acre.

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
Universal-Wilton, Inc.
✓ Conditional Zoning Index