

COUNTY OF HENRICO PLANNING OFFICE

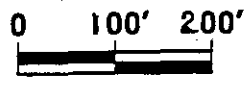
68-B2-8,16

TUCKAHOE DISTRICT

JAS

CHING FAMILY

C-25C-87





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 19, 1987

W.F. LaVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-25C-87

Mr. Abdulsamad Morshedi
1307 Vassar Road
Richmond, Virginia 23229

Dear Mr. Morshedi:

The Board of Supervisors at its meeting on May 13, granted your request to conditionally rezone your property from A-1 Agricultural to R-2AC One Family Residence District (Conditional), described as follows:

Parcels 68-B2-8 and 16:

Beginning at an iron rod in the southernmost right-of-way line of Gayton Road, said rod being 210' from the westernmost right-of-way line of Ryandale Road; thence leaving the right-of-way line of Gayton Road, and with the line of David Simmons S. 70° 52' 54" W., 623.21' to an iron rod; thence with the line of Tuckahoe Village Subdivision, Block S, Section H, N. 82° 8' 26" W., 420.00' to an iron rod; thence with the line of Gayton Green Subdivision, Section A, N. 70° 52' 54" E., 622.3' to an iron rod in the southernmost right-of-way line of Gayton Road; thence with Gayton Road S. 82° 7' 6" E., 210.00' to an iron rod; thence S. 81° 9' 6" E., 21.02' to a stone; thence along a curve concave to the left, said curve having a radius of 5754.58', a tangent of 52.73', and a chord of 105.42', bearing of S. 81° 40' 36" E., through a delta of 1° 3' and an arc of 105.46' to a stone; thence S. 82° 12' 6" E., 83.54' to the point of beginning, containing 6.01 acres more or less and being further described by Draper Aden Associates Plan Number L-20066.

The Board of Supervisors accepted your 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 density shall not exceed 2.5 units per acre. 15 units.
2. The homes shall have a minimum of 1800 square feet finished floor area.
3. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways and proper drainage.
4. The visible exterior portions of the residence foundations shall be constructed of brick or stone.
5. No residences shall have direct access to Gayton Road.
6. There shall be no more storm water runoff after development than there would have been had the property not been so developed.

Mr. Abdulsamad Morshedi
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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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Herman H. Miller