

A-1 TO R-3C  
20.4 ac.

SING. FAM.

COUNTY OF HENRICO PLANNING OFFICE

C-46C-87



70-AI-3  
TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA  
 COUNTY OF HENRICO

July 14, 1987

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

Re: Conditional Rezoning Case C-46C-87

VIM Corporation  
 8100 Franklin Farms Drive  
 Richmond, Virginia 23288

Gentlemen:

The Board of Supervisors at its meeting on July 8, granted your request to conditionally rezone from A-1 Agricultural to R-3C One Family Residence District (Conditional), described as follows:

Parcel 70-A1-3:

Beginning at a point located on the S. line of Gayton Road, said point being 2,120+-' from the center line of Church Road; thence S.  $49^{\circ} 31' 33''$  W., 1,414.12' to a point; thence N.  $39^{\circ} 49' 26''$  W., 626.53' to a point; thence N.  $49^{\circ} 48' 04''$  E., 100' to a point; thence N.  $49^{\circ} 16' 04''$  E., 1,303.38' to a point located on the S. line of Gayton Road; thence S.  $40^{\circ} 47' 58''$  E., 632.0' to the point of beginning, containing 20.4 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. The density shall not exceed 50 lots on said acreage and the lot sizes shall be 13,500 square feet minimum.
2. The home shall have a minimum of 1800 square feet finished floor area.
3. The visible exterior portions of the residence foundations shall be constructed of brick or stone and all residences will be built on foundations.
4. No residence driveway shall have direct access to Gayton Road.
5. That portion of the property located within the 100-year flood plain, as determined by the definitive engineering studies, shall be maintained in its natural state.
6. The soil and erosion guidelines shall be implemented and required devices installed prior to commencing any construction in order to preclude further sedimentation downstream during development.

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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,

  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. Thomas O. Bondurant, Jr.  
Dr. and Mrs. Francis E. McGee, Jr.