

A-1 to R-3C  
72.22 ac.

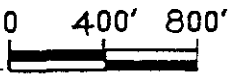
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESIDENTIAL

72-BI-24

C-108C-88

TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

January 17, 1989

Re: Conditional Rezoning Case C-108C-88

Hale Development  
1600 Forest Avenue, Suite 103  
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on January 11, granted your request to conditionally rezone from A-1 Agricultural to R-3C One Family Residence District (Conditional), property described as follows:

Parcel 72-B1-24:

Beginning at a point on the W. line of Gayton Road, said point being 1754+-' to the S. line of Broad Street Road; thence continuing along Gayton Road S.  $34^{\circ} 33' 00''$  W., 432.87' to a rod; Thence N.  $53^{\circ} 12' 00''$  W., 235.01' to a rod; thence N.  $68^{\circ} 44' 00''$  W., 428.26' to a rod; thence S.  $21^{\circ} 26' 00''$  W., 350.00' to a rod; thence N.  $68^{\circ} 44' 00''$  W., 517.16' to a rod; thence N.  $80^{\circ} 53' 00''$  W., 2571.30' to a point; thence N.  $21^{\circ} 20' 00''$  E., 1183.70' to a point; thence S.  $79^{\circ} 02' 50''$  E., 1436.50' to a point; thence S.  $21^{\circ} 21' 30''$  E., 448.25' to a point; thence S.  $75^{\circ} 22' 00''$  E., 468.20' to a point; thence S.  $86^{\circ} 48' 00''$  E., 247.82' to a point; thence S.  $50^{\circ} 43' 00''$  E., 84.48' to a point; thence S.  $19^{\circ} 32' 00''$  W., 19.64' to a point; thence S.  $69^{\circ} 19' 31''$  E., 1289.03' to the point of beginning, containing 72 +- acres.

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

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

Attachments:

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Ms. Delmah M. Baugh



COUNTY OF HENRICO, VIRGINIA

RECEIVED

DEC 21 1988 *3pm*

PLANNING OFFICE  
COUNTY OF HENRICO

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL       AMENDED & SUBSTITUTE

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

*Henry Winton*

12-21-88

Signature of Owner or Applicant\*

Date

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. Each residence shall have a minimum of 1600 square feet of finished floor area.
2. The visible exterior portions of residence foundations shall be constructed of brick.
3. No driveway serving any residence on the property shall have direct access to North Gayton Road.
4. That portion of the property located within the 100 year flood plain, as determined by a licensed Civil Engineer and agreed upon by the Department of Public Works, shall be maintained in its natural state except to the extent necessary for utility and drainage easements, signage, roads, community recreational facilities and amenities or other purposes required or permitted by the Planning Commission at the time of subdivision approval and/or Plan of Development review, or by any other governmental authority. Notwithstanding the above, underbrush and fallen, diseased or dead plant growth may be removed from such flood plain area.
5. The aggregate density shall not exceed 3.0 lots per acre, excluding all land within the 100 year flood plain, or a total of no more than 175 lots. *170* *HWW 1/10/89*
6. A maximum of 60 occupancy permits shall be issued in any one calendar year.
7. The subdivision shall provide for right-of-way dedication and widening and standard road improvements along North Gayton Road as it abuts the subject property.

*C-108C-88*

ACCEPTED BY BOARD OF SUPERVISORS  
JAN. 11, 1989

PLANNING OFFICE