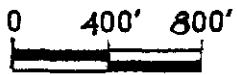


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.
C-78C-88

78-A1-3
 TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

August 30, 1988

Re: Conditional Rezoning Case C-78C-88

Ziegler-Hazell Development, Inc.
510 Tuckahoe Blvd.
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on August 24, granted your request to conditionally rezone from A-1 Agricultural to R-3C One Family Residence (Conditional) and C-1C Conservation Districts (Conditional), property described as follows:

Parcel 78-A1-3:

Parcel A - R-3C Zoning:

Beginning at a point on the N. line of Church Road, said point being 470+-' to the W. line of Church Run Parkway extended; thence continuing along Church Road N. $74^{\circ} 18' 00''$ W., 93.60' to a stone; thence continuing in a curve to the left having a radius of 2890.90' and a length of 801.92' to a rod; thence meandering easterly along the limits of the 100 year flood plain, 965+-' to a point; thence S. $32^{\circ} 19' 10''$ W., 75.2+-' to the point of beginning, 1.1 +- acres.

Parcel B - C-1C Zoning:

Beginning at a point, said point being N. $32^{\circ} 19' 10''$ E., 75.2+-' to the N. line of Church Road and 470+-' to the W. line of Church Run Parkway extended; thence meandering westerly along the limits of the 100 year flood plain, 965+-' to a point; thence N. $23^{\circ} 30' 00''$ E., 242.7+-' to a point; thence meandering easterly along the limits of the 100 year flood plain 1,815.0 +-' to a point; thence S. $32^{\circ} 19' 10''$ W., 806.0 +-' to the point of beginning, containing 7.8 +- acres.

Parcel C - R-3C Zoning:

Beginning at a point, said point being N. $32^{\circ} 19' 10''$ E., 881.2+-' to a point on the N. line of Church Road and 470+-' to the W. line of Church Run Parkway extended; thence meandering westerly along the limits of the 100 year flood plain 1,815.0+-' to a point; thence N. $18^{\circ} 00' 00''$ E., 554.40' to a rod; thence N. $23^{\circ} 00' 00''$ E., 619.08' to a stone; thence N. $23^{\circ} 45' 00''$ E., 453.20' to a pipe; thence N. $38^{\circ} 38' 50''$ E., 433.24' to a rod; thence N. $38^{\circ} 35' 00''$ E., 482.38' to a rod on the S. line of Three Chopt Road; thence continuing along Three Chopt Road S. $54^{\circ} 19' 00''$ E., 198.50' to a rod; thence along Three Chopt Road in a curve to the left having a radius of 2500.00' and a length of 875.00' to a rod; thence S. $73^{\circ} 01' 30''$ E., 45.9' to a point; thence meandering in a southerly direction along the limits of the 100 year flood plain, 845.9 +-' to a point; thence N. $88^{\circ} 40' 00''$ W., 188.7 +-' to a rod; thence S. $32^{\circ} 19' 10''$ W., 741.30' to the point of beginning, containing 56.5 +- acres.

Ziegler-Hazell Development, Inc.
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Parcel D - C-1C Zoning:

Beginning at a point on the S. line of Three Chopt Road, said point being 10.6 +-' to the E. line of Ronald Drive extended; thence continuing along Three Chopt Road S. 73° 01' 30" E., 167.6+-' to a rod; thence along Three Chopt Road in a curve to the right having a radius of 1406.65' and a length of 137.8+-' to a point; thence meandering southerly along the limits of the 100 year flood plain, 194.4+-' to a point; thence S. 30° 05' 00" W., 520.10' to a rod; thence N. 88° 40' 00" W., 296.3+-' to a rod; thence meandering northerly 845.9 +-' to the point of beginning, containing 3.7 +- acres.

Parcel E - R-3C Zoning:

Beginning at a point on the S. line of Three Chopt Road, said point being 360.9 +-' to the W. line of Ronald Drive Extended; thence S. 30° 05' 00" W., 173.9' to a point; thence meandering northerly along the limits of the 100 year flood plain, 194.4+-' to a point on the S. line of Three Chopt Road; thence continuing along Three Chopt Road in a curve to the right having a radius of 1406.65' and a length of 44.9' to the point of beginning, containing 0.2+- acres.

The Board of Supervisors accepted the attached six (6) 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
W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
J. K. Timmons & Associates, P.C.



COUNTY OF HENRICO, VIRGINIA

C-78C-88

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED

FILE

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:

[Handwritten Signature]
Signature of Owner or Applicant

July 14, 1988
Date

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

1. No lots, developed for dwellings, 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.
2. The visible exterior portions of the residence foundations shall be constructed of brick.
3. If the property is developed under the controlled density subdivision option, no lot shall be less than 70' in width, measured at the front building line.
4. The developer shall provide for the right-of-way dedication and construction of proposed concept road 78-2.
5. The minimum house size for any house constructed on the property shall be ~~1000~~ 1800 SF of finished area.
6. The overall density of the project shall not exceed ~~2.0~~ 3.0 lots per acre.

~~_____~~

PLANNING OFFICE

Not at PC meeting