

A-1

A-1

A-1

R-3

A-1

A-1

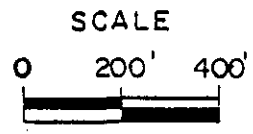
A-1 TO RTH
8.4 Ac.

R-3

R-2A



C-27C-79



86-BI-II
TUCKAHOE DISTRICT
RWC



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 19, 1979

FRANK A. FAISON
County Manager

Re: Zoning Case C-27C-79

Williamsburg Homes, Inc.
2702 Parham Road
Richmond, Virginia 23229

Gentlemen:

At its June 13, 1979, meeting the Board of Supervisors, in accordance with the recommendations of the Planning Commission, accepted all of the owner's proffered conditions and conditionally rezone the subject property to RTH Residential Townhouse District.

The proffered conditions affecting the subject property are as follows:

1. The property shall be used for single family detached and/or semi-detached dwellings for sale.
2. Overall density shall not exceed 6 units per acre.
3. There shall be a 50 foot minimum building setback line along Three Chopt Road.
4. There shall be a 35 foot building setback line along Pemberton Road.
5. There shall be no more than 36 dwelling units erected on the parcel.
6. Each dwelling unit constructed will have a minimum of 1,200 square feet of floor area.
7. There shall be deeded by Developer to Walter Regirer a seven foot strip along the northern line of Parcel 86-B1-11 (East of Pemberton Road) in order for Mr. Regirer to construct at his expense a six foot fence acceptable to County standards. The Grantee of the seven foot strip agrees to maintain the fence and to be responsible for the upkeep, maintenance and landscaping of the seven foot strip, with the fence being located along the remaining property line of Parcel 86-B1-11. In addition, the developer agrees to contribute \$1,000.00 to the total cost of the construction.
8. There shall be deeded by Developer to the residents of the western side of Sommie Lane a strip of land fifteen feet in width extending along the entire eastern boundary line of Parcel 86-B1-11.

The property conditionally rezoned to RTH is described as follows:

June 19, 1979

Beginning 210' east of the intersection of Pemberton Road and Three Chopt Road on the S. line of Pemberton Road; thence N. 55° 18' 00" E., 272.17' to a point; thence N. 51° 23' 30" E., 108.54' to a point; thence S. 46° 28' 00" E., 640.46' to a point; thence S. 55° 25' 00" W., 793.12' to a point; thence along a curve to the left having a radius of 749.12' for a length of 441.46' to a point; thence N. 55° 22' 06" W., 210' to a point; thence N. 43° 46' 18" W., 210' back to the point of beginning, containing approximately 8.42 acres.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place the proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Mr. Walter Hooker
✓ Conditional Zoning Index