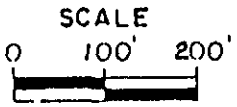


C-50C-80



85-BI-93 & pt. of 14
TUCKAHOE DISTRICT
J.A.S.



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

FRANK A. FAISON
County Manager

September 12, 1980

Re: Conditional Zoning Case C-50C-80

Williamsburg Homes, Inc.
Suite 210, 2702 Parham Rd.
Richmond, Virginia 23229

Gentlemen:

At its September 10, meeting, the Board of Supervisors, in accordance with your request and as recommended by the Planning Commission, accepted the owner's proffered conditions and conditionally rezoned the below described property from R-2A One Family Residence to R-6 General R-6 General Residence District.

The rezoned property is described as follows:

Part of Parcel 85-B1-14 and Parcel 85-B1-93

Beginning at a rod on the southern line of Tuckaway Lane +- 320' south of Three Chopt Road; thence S. $30^{\circ} 42' 25''$ E., for a distance of 246.46' to a rod; thence S. $58^{\circ} 40' 00''$ W., for a distance of 352.63' to a rod; thence S. $56^{\circ} 40' 38''$ W., for a distance of 32.68' to an old fence thru a pine stump, thence continuing in the same direction a distance of 474.56' to a rod; thence N. $40^{\circ} 49' 06''$ W., for a distance of 257.47' to a rod; thence N. $58^{\circ} 05' 56''$ E., for a distance of 547.00' to a rod; thence N. $58^{\circ} 05' 56''$ E., for a distance of 357.75' to a rod, being the point of beginning, containing 5.0 acres.

In addition to all applicable regulations of Zoning Ordinance No. 179, the proffered conditions set forth below are also applicable to above described rezoned property:

1. No structure or building constructed or placed on the subject parcel shall exceed 25 ft. in height as measured from the average level of the finished grade at the front or rear building line whichever measurement is more restrictive nor shall any structure or building exceed in any event two stories. This 25 ft. height restriction shall not apply to chimneys, elevator penthouses, water towers, mechanical equipment or similar accessory devices necessary for the operation of the building placed on the top or roof of any structure or building except that such accessory structures and devices shall in no event exceed 35 ft. in height from the ground level pursuant to the procedures for measuring as heretofore outlined.

2. Any mechanical equipment, water tanks or other accessory devices placed at the top of any structure or building shall be architecturally treated to shield said devices so as to minimize visual and audible impact to adjacent properties.

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3. No lighted or unlighted signs, lettering or other identification, logos or symbols shall be placed on any structure or building on the subject parcel abutting said parcel's western and southern boundary, nor shall any sign or other identification device facing west or south be at a height greater than 10 ft.

4. No structure or building on the subject parcel shall have any side abutting or reasonably visible to the property's western or southern boundary line illuminated and all other exterior lighting shall be shielded, low profile and of low intensity so as to minimize any illumination of adjacent property to the west and south of subject parcel except as required by the County of Henrico.

5. A natural buffer area of no less than 25 ft. in width planted in evergreens or other suitable vegetation or maintained in a natural state and supplemented with additional plantings if necessary and as approved by Henrico County shall be maintained along the subject parcel's western and southern boundary line. In addition a fence 6 ft. in height or such other height as approved by Henrico County shall be constructed and maintained with the finished side facing out of the property, said fence to be placed on the interior side of the western and southern boundary buffer area as previously described so that the buffer area will be between the fence and the property's western and southern boundary line.

6. Subject parcel shall not be used for residential purposes nor as a tourist home, motel, hotel, club, fraternity, sorority, lodge, general hospital, sanatorium, rest home or funeral home.

7. Any structure or building constructed or placed on the subject parcel shall be of uniform architectural treatment and exterior construction on all exterior sides.

8. There shall be no ingress or egress to the property from Tuckaway Lane.

9. Subject to the approval of Henrico County public water and sanitary sewer stub connections will be provided at a convenient point along the property's western boundary line, said connections to be sized and installed in accordance with engineering specifications so that residents served by Tuckaway Lane may at their own expense be able to make connection with and utilize these utility stub lines. Residents will be granted an easement as may be necessary in order to connect to and utilize these stub lines.

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

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Walter T. [unclear]