



**A-1 TO R-2A
20.34 ACRES**

COUNTY OF HENRICO PLANNING OFFICE

C-41C-83



79-BI-1,39 & 40
TUCKAHOE DISTRICT



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
August 15, 1983

FRANK A. FAISON
County Manager

Re: Conditional Rezoning Case C-41C-83

Sandcrest Development Corp.
P. O. Box 423
Mechanicsville, Virginia 23111

Gentlemen:

The Board of Supervisors, at its meeting on August 10, rezoned the following described property from A-1 Agricultural to R-2A One Family Residence District:

Parcels 79-B1-1, 39 and 40:

Beginning at a point, said point being on the W. line of Pump Road 450.17' N. of the north line of Gayton Road; thence S. $85^{\circ} 00' 20''$ W., 490.33' to a point; thence N. $36^{\circ} 8' 45''$ W., 374.48' to a point; thence along a curve to the left with a radius of 350' for a length of 330.26' to a point; thence S. $89^{\circ} 47' 25''$ W., 31.47' to a point; thence N. $3^{\circ} 25' 30''$ E., 535.47' to a point; thence N. $76^{\circ} 4' 20''$ E., 918.52' to a point on the W. line of Pump Road; thence S. $4^{\circ} 59' 40''$ E., 1163.19' along the W. line of Pump Road to the point of beginning, containing 20.34 acres.

The Board of Supervisors accepted the following amended 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. Ninety percent (90%) of the lots in the subdivision will exceed the minimum R-2A lot requirements in land area, lot width and lot depth.
2. No more than forty (40) single-family lots will be developed on the parcel.

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 amended proffers in the Conditional Zoning Index.

Sincerely,

Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Youngblood, Tyler and Associates, P.C.
Mr. and Mrs. Louis V. Penzer
Ms. Louise K. Mills
Mr. and Mrs. C. E. Patterson