

TOWNHSES FOR SALE

COUNTY OF HENRICO PLANNING OFFICE  
99-A1-24

C-64C-84

SCALE  
0 100' 200'

BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

September 17, 1984

WILLIAM F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-64C-84

Lassiter Builder, Inc.  
3405 Old Cox Road  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors, at its meeting on September 12, accepted your amended proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence District.

The property conditionally rezoned is described as follows:

Beginning at the point of intersection of the N. line of Mountain Road and the E. line of Woodman Road; thence N.  $0^{\circ} 35' 9''$  W., 114+-' to a point; thence N.  $26^{\circ} 22' 51''$  E., 190 +- ' to a point; thence N.  $34^{\circ} 30' 39''$  E., 100' +- to a point; thence S.  $47^{\circ}$  E., 445' to a point; thence N.  $26^{\circ} 45'$  E., 448' to a point; thence S.  $86^{\circ} 40' 17''$  E., 106' to a point; thence S.  $47^{\circ}$  E., 440' to a point; thence S.  $42^{\circ} 15'$  W., 837' to a point on the N. line of Mountain Road; thence N.  $48^{\circ} 25' 37''$  W., 154+-' to a point; thence N.  $47^{\circ} 32' 19''$  W., 200.10' to a point; thence N.  $49^{\circ} 19' 39''$  W., 193.67' to a point; thence N.  $48^{\circ} 25' 37''$  W., 158+-' to the point of beginning, containing 11.76+- acres.

The Board of Supervisors accepted the following 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:

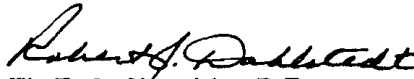
1. The aggregate density of development shall not exceed an average of ten (10) dwelling units per acre.
2. The Property shall not be developed for multi-family rental apartments, rooming or boarding houses or child care centers, but shall only be developed and offered for sale as residential units and uses related thereto.
3. Buffer areas shall be maintained along the southeastern boundary of the Property (except to the extent necessary for utility easements or other purposes required by the Planning Commission at the time of Plan of Development review), adjoining property presently designated as parcel 99-A1-50 on the Henrico County zoning maps, as follows:
  - a. For a depth of 175 feet from Mountain Road, a buffer area of a minimum of 50 feet in width shall be maintained.
  - b. For a depth of an additional 100 feet from Mountain Road (to a total depth of 275 feet from Mountain Road), a buffer area of a minimum of 35 feet in width shall be maintained.

Lassiter Builder, Inc.  
Page 2  
September 17, 1984

4. The existing vegetation within the buffer areas along the southeastern boundary of the Property shall be supplemented with white pine trees and/or other evergreen trees as determined on the basis of the need for such trees to properly screen development on the Property from the adjoining property. Such determination shall be made by the Planning Commission at the time of Landscape Plan of Development approval. Underbrush and fallen, diseased or dead plant growth within the buffer areas may be removed.
5. Common areas within the Property shall be conveyed to a unit owners' association and maintained by such unit owners' association in accordance with Section 22-50 of the Henrico County 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 proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Jay M. Weinberg  
Ms. Edith L. Wright  
✓ Conditional Zoning Index