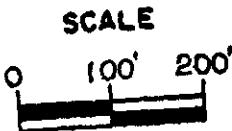


**R-2A TO RTHC  
7.9 AC.**

TWN HSE. FOR SALE

**C-59C-85**

COUNTY OF HENRICO PLANNING OFFICE  
PT. 80-A2-18  
TUCKAHOE DISTRICT  
J.A.S.





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

July 30, 1985

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

Re: Conditional Rezoning Case C-59C-85

Patterson Investments, Inc.  
6708 Dartmouth Avenue  
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors, at its meeting on July 24, accepted your proffered conditions and conditionally rezoned your property from R-2A One Family Residence to RTHC Residential Townhouse District.

The property conditionally rezoned is described as follows:

Part of Parcel 80-A2-18:

Beginning at the point of intersection of the E. line of Maybeury Drive and the N. line of Patterson Avenue; thence N.  $4^{\circ} 00' 50''$  E., 524' +- to a point of intersection of the E. line of Maybeury Drive and the south line of a lake designated as Parcel B on the above-referenced plat; thence 725' +- along the southern edge of the said lake to a point; thence S.  $45^{\circ} 00'$  E., 70' +- to a point; thence S.  $15^{\circ} 42' 30''$  E., 288.05' to a point; thence S.  $19^{\circ} 46' 00''$  W., 61.63' to a point on the N. line of Patterson Avenue; thence N.  $85^{\circ} 59' 10''$  W., along the N. line of Patterson Avenue, 786.49' to the point of beginning, containing 7.9 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. No more than fifty-four (54) dwelling units shall be constructed on the Property.
2. The exterior architectural treatment of the residences to be constructed on the Property shall be of the general architectural character and similar in treatment to the buildings shown on front and rear elevation drawings for "Waterford Rye", prepared by Edward H. Winks Architecture, and dated April 4, 1985, copies of which are submitted as a part of the Application for Rezoning. (See Case File)
3. No building shall be constructed within seventy-five (75) feet of the right-of-way line of Maybeury Drive, or sixty (60) feet of the right-of-way line of Patterson Avenue.
4. Landscaped or natural buffer areas, as indicated below, shall be provided along the western and southern boundaries of the Property, except to the extent necessary for utility easements, the lake, walking path to lake, driveways or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other governmental body, agency, commission, board, department or official thereof:

Patterson Investments Inc.  
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- a. A buffer area of a minimum of forty (40) feet in width (measured from the right-of-way line) along the Maybeury Drive frontage of the Property.
- b. A buffer area of a minimum of twenty-five (25) feet in width (measured from the right-of-way line) along the Patterson Avenue frontage of the Property.

Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed, and additional plantings shall be added, as determined to be necessary at the time of landscape plan review, to properly screen development on the Property from adjoining uses. Except to the extent necessary for the installation of utility lines and construction of driveways or other required improvements within a buffer area, no healthy tree having a diameter of six (6) inches at a point two (2) feet above ground level shall be removed from a buffer area.

Where the placement of utility easements within a buffer area results in the inability of an owner to provide adequate screening within such buffer area, screening shall be provided adjacent to the buffer area, to properly screen development on a parcel from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.

5. If permitted by all required governmental authorities having jurisdiction with respect thereto, a deacceleration lane and an access drive to Patterson Avenue (right turn in and/or right turn out only) will be constructed to serve the property.
6. A non-exclusive pedestrian easement of approximately ten (10) feet in width will be provided from Maybeury Drive to the lake located north of the Property, for use by individuals properly authorized to use the lake by virtue of their membership in a non-profit Lakeowners' Association incorporated pursuant to the laws of the Commonwealth of Virginia. The precise location of the nonexclusive pedestrian easement shall be determined at the time of Plan of Development approval.
7. No townhouse unit shall contain less than 1600 square feet of finished floor area.

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  
Conditional Zoning Index  
Mr. Jay M. Weinberg