

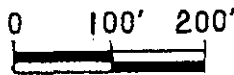
COUNTY OF HENRICO PLANNING OFFICE

PT. 68-B2-18

TUCKAHOE DISTRICT

SINGLE FAMILY RESID.

C-21C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

May 16, 1989

Re: Conditional Rezoning Case C-21C-89

American Homebuilders, Inc.
306 Erle Road, Elleryson Park
Mechanicsville, Va. 23111

Gentlemen:

The Board of Supervisors at its meeting on May 10, granted your request to conditionally rezone from A-1 Agricultural to R-2AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 68-B2-18:

Beginning at a point said point beginning at the northwest terminus of Cloister Drive; thence along the northern line of Tuckahoe Village, N. $60^{\circ} 07' 38''$ W., 209.97' to a pipe found; thence N. $23^{\circ} 44' 58''$ E., 326.48' to a point; thence S. $66^{\circ} 15' 02''$ E., 208.74' to a point; thence S. $23^{\circ} 44' 41''$ W., 348.87' to the point of beginning, containing 1.619 acres.

The Board of Supervisors accepted the attached five proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. and Mrs. John S. Barrow
Walter L. Hooker, Esquire



COUNTY OF HENRICO, VIRGINIA

Case Number C-21C-89

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED & Restated

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Walter L. ... Signature of Owner or Applicant* 3/8/89 Date

* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

1. No more than 4 lots shall be permitted.
2. The homes shall have a minimum of 2250 square feet finished floor area.
3. To the extent reasonably practicable, the clearing of mature trees during the time of development on residential lots shall be limited to trees in areas required to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways and proper drainage.
4. The visible exterior portions of all dwelling foundations shall be constructed of brick or stone.
5. Storm water run off leaving the Property shall not exceed pre-development levels.

RECEIVED

MAR 9 1989

PLANNING OFFICE
COUNTY OF HENRICO

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ACCEPTED BY THE BOARD OF SUPERVISORS
MAY 10, 1989

PLANNING OFFICE