



**DETACHED DWELLINGS WITH
ZERO LOT LINES**

PT. OF 84-B1-74

TUCKAHOE DISTRICT

C-12C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 17, 1994

Re: Conditional Rezoning Case C-12C-94

Mr. Raymond G. Hunt,
Vice-President of Design & Construction
The Covington Company
P. O. Box 8510
Richmond, Virginia 23226

Dear Mr. Hunt:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from R-5C General Residence District (Conditional) to R-5AC General Residence District (Conditional), Part of Parcel 84-B1-74, described as follows:

Beginning at a point on the eastern boundary of the right-of-way line of Tuckahoe Club Court, said point being 406.77' south of the intersection of the southern boundary of the right of way line of Ridge Road and the eastern boundary of the right of way line of Tuckahoe Club Court; thence leaving the eastern boundary of the right of way line of Tuckahoe Club Court in an easterly direction with the nine (9) courses and distances: 1. N.67° 48' 00" W., 113.74' to a point; thence S. 54° 31' 42" W., 43.35' to a point; thence S. 22° 45' 02" W., 50.00' to a point; thence S. 67° 14' 58" E., 10.81' to a point; thence N. 71° 23' 45" W., 46.49' to a point; thence S. 66° 57' 34" W., 61.28' to a point; thence N. 62° 07' 30" W., 110.39' to a point; thence N. 27° 52' 30" E., 140.53' to a point; thence N. 62° 07' 30" W., 8.00' to a point on the southern boundary of the right-of-way line of Tuckahoe Club Court; thence with the southern boundary of the right-of-way line of Tuckahoe Club Court in an easterly direction along a curve to the right having a radius of 50.00' and an arc length of 149.84' to the point and place of beginning for "Parcel R," containing 0.465 acre more or less.

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):

1. The property shall be developed only for residential dwelling units for sale, and uses accessory thereto. No residential unit or other structure shall exceed thirty-five (35) feet in height.

12

Mr. Raymond G. Hunt,
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Page 2
February 17, 1994

2. All dwelling units on the subject property shall contribute their pro rata share to the Greystone Condominium Association for the repair and maintenance of the retention basin located at the southern boundary of the Greystone Condominium Association property.

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,


for Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index