



R-5 to R-OC
1.65 Ac.

C-60C-05
Zoning
 Single-Family Residence
 Tuckahoe District

400 Feet

PS October 2005 Ref. 732-755-3210



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 15, 2005

Virgil R. Hazelett, P.E.
County Manager

Bradford J. Brady
Pamela J. Brady
2601 Causeway Drive
Richmond, VA 23233

Re: Conditional Rezoning Case C-60C-05

Dear Mr. & Mrs. Brady:

The Board of Supervisors at its meeting on November 8, 2005, granted your request to conditionally rezone property from R-5 General Residence District to R-0C One Family Residence District (Conditional), Parcel 732-755-3210, described as follows:

ALL that certain piece or parcel of land with improvements thereon and appurtenances thereunto belonging, lying and being in the intersection of Lauderdale Drive and Causeway Drive in Tuckahoe District, Henrico County, Virginia, and shown to contain 1.7 acres, more or less, designated as Parcel "D" on a certain plat of survey entitled "Plat Showing Several Parcels of Land On The West Side of Lauderdale Drive" made by J. K. Timmons & Associates, Inc., Consulting Engineers, last revised February 22, 1985, a copy of which plat is attached to and incorporated in deed in Deed Book 2104, at page 1293, and upon which plat the property is bound and described as follows:

Beginning at a point on the western right-of-way line of Lauderdale Drive distant thereon from the point of its intersection with the center of Church Road extended S 34°16'00" W 1887.35 feet; and from the point of beginning thus located extend S 34°16'00" W along the western right-of-way line of Lauderdale Drive a distance of 27.04 feet to a point; thence extending along a curve to the right along the western right-of-way line of Lauderdale Drive and the northern right-of-way line of Causeway Drive having the following dimensions: (i) along the arc of a circle having a radius of 446.00 feet an arc length or distance of 57.86 feet to a point, (ii) along the arc of a circle having a radius of 1217.50 feet an arc length or distance of 113.52 feet to a point, (iii) along the arc of a circle having a radius of 142.50 feet an arc length or distance of 103.90 feet to a point, and (iv) along the arc of a circle having a radius of 129.02 feet an arc length or distance of 79.82 feet to a point; thence extending N 55°44'00" W along the northern right-of-way line of Causeway Drive a distance of 195.69 feet to a point; thence continuing along the northern right-of-way line of Causeway Drive along a curve to the right having a radius of 784.46 feet an arc length or a distance of 82.0 feet to a point; thence N 40°15'21" E

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distance of 25.2 feet, more or less, to the edge of water of Wilde Lake; thence extending in an easterly direction along the edge of water of said Lake, as it meanders, a distance of 525 feet, more or less, to a point; thence S 37°14'00" E a distance of 30.9 feet, more or less, to the point place of beginning.

Being the same real estate conveyed to Investment Group Partners, a Virginia general partnership, by Deed from Wilde Lake Associates, a Virginia general partnership, dated June 1, 1994, and recorded June 6, 1994, in the Clerk's Office of the Circuit Court of Henrico County, Virginia, as Instrument No. 27024.

The Board of Supervisors accepted the following proffered conditions, dated October 24, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. A setback of 25' shall be required along Causeway Drive. This proffer shall not pertain to existing structures.
2. The owner shall take all reasonable precautions to protect trees and vegetation within the required setback along Causeway Drive.

The Planning Department 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,



 Virgil R. Hazelett, P.E.
County Manager

pc: Director, Real Estate Assessment
Conditional Zoning Index