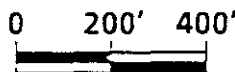


SING. RESID.

COUNTY OF HENRICO PLANNING OFFICE

C-78C-87



77-A2-1,19
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 17, 1988

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

Re: Conditional Rezoning Case C-78C-87

A tack Properties, Inc.
P. O. Box 32007
Richmond, Virginia 23294

see also C-24C-90

Gentlemen:

The Board of Supervisors at its meeting on May 11, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), property described as follows:

Parcels 77-A2-1 and 19:

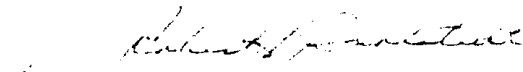
Beginning at a point on the northern line of Thorncroft Drive and thence N. 61° 30' 15" W., 160.00' to a point; thence N. 28° 25' 45" E., 311.33' to a point; thence N. 65° 37' 05" W., 135.46' to a point; thence N. 24° 38' 13" E., 523.47' to a point; thence S. 65° 25' 15" E., 793.08' to a point; thence S. 65° 28' 54" E., 283.73' to a point; thence S. 24° 24' 48" E., 520.08' to a point; thence N. 65° 37' 05" W., 763.23' to the point of beginning, containing 14.1 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. Minimum house size for one story dwellings shall be 1200 square feet.
2. Minimum house size for two story dwellings shall be 1450 square feet.
3. Exposed house foundation walls shall be faced with brick.
4. Not more than 44 single family lots will be allowed.
5. Not more than 29 occupancy permits will be issued prior to providing secondary means of access.
6. No building permits exceeding a total of 50 homes accessing Thorncroft Road.

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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Robert L. Gunst
The Innsbrook Corp.