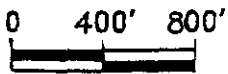


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.
C-29C-91

PT. 74-B2-3
 THREE CHOPT DISTRICT



JAS



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

August 20, 1991

Re: Conditional Rezoning Case C-29C-91

Windsor Woods Development Company
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on August 14, granted your request to amend proffered conditions on part of Parcel 74-B2-3 conditionally Rezoned with Case C-62C-89.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to the remaining proffered conditions accepted with C-62C-89 and all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

1. Proffer 4 - RTH District, shall be deleted.
2. Proffer 5 - Foundations and Chimneys is amended and restated as follows:

The visible portions of exterior residence foundations and chimneys shall be constructed of brick or stone; however, the visible portions of exterior foundations and chimneys may be constructed of dryvit if applied to a masonry surface in such a manner as to prevent the outline of the underlying masonry from showing through, provided that the exterior walls of such residence are sided primarily in dryvit.

3. Proffer 7 - Planting Strip is amended and restated as follows:

A 25 foot planting strip shall be provided to any lot which abuts the right-of-way lines of Millstone Landing Drive except to the extent that such strips shall be reduced in width to accommodate the road taper originating in Wyndham as shown on the attached plat. The area shall be in addition to the lot area required in the respective zoning classification. This area shall contain landscaping and natural open areas, except to the extent required for utility and drainage easements, paths, tracks and sidewalks. No building, structure or fencing shall be constructed in the planting strip. Any dwelling setback requirement shall be computed

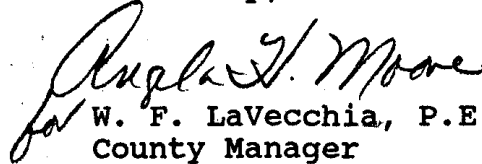
Windsor Woods Development Company
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exclusive of this area. Pedestrian accessways shall be provided within major project areas at the time of subdivision approval by the Planning Commission.

4. Proffer 8 - No driveways serving individual lots shall have direct access to Millstone Landing Drive.

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

Enclosure:

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. James W. Theobald, Esquire