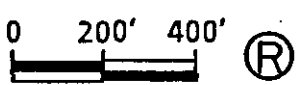


COUNTY OF HENRICO PLANNING OFFICE

AMENDED
C-34C-91

PT. 70-B1-548
 THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 15, 1992

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-34C-91
(Amended)

Mr. E. Carlton Wilton
10625 Patterson Avenue
Richmond, Virginia 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on January 8, granted your request to conditionally rezone property from RTH Residential Townhouse District and R-4C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Part of Parcels 70-B1-5 and 8, described as follows:

Beginning at a point 50' south of the intersection of the right-of-way lines of Lauderdale Drive and North Gayton Road extended; thence S. 36° 06' 40" W., 1116.89' to a point; thence S. 42° 06' 19" W., 100.55' to a point; thence S. 36° 06' 40" W., 113.04' to a point; thence S. 80° 11' 20" W., 34.79' to a point; thence N. 55° 44' 00" W., 77.88' to a point; thence along a curve to the left with a radius of 2151.59', 100 +/-; thence N. 31°+- E., 60+-' to the center of Booths Harding Branch; thence Northeasterly along said branch 1600+-' to the southwest right-of-way line of North Gayton Road; thence southeasterly along said R/W on a curve to the left with a radius of 1770.19', 76.47' to a point; thence S. 42° 47' 36" W., 70.08' to a point; thence along a curve to the left with a radius of 1770.19', 55.11'; thence S. 53° 53' 20" E., 8.82' to a point; thence S. 08° 53' 20" E., 70.71' to the point and place of beginning, containing 7.0 +/- 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):

1. The density for the entire 7+- acres shall be limited to not more than 16 townhouses.
2. At least seventy-five percent (75%) of the exterior wall area (but not including windows, doors and cornices) shall be brick. Applicant shall calculate the brick area at the time of P.O.D. review.
3. The portion of the property south of the existing crossover in Lauderdale Drive shall be left in it's natural state (with the exception of clearing of dead material and underbrush). For that portion of the property north of the crossover, a 25 foot landscape strip or a masonry brick faced wall a minimum of five feet in height or any combination of the two shall be

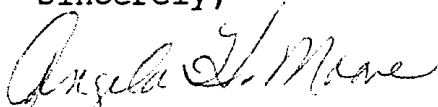
Mr. E. Carlton Wilton
Page 2
January 15, 1992

provided along N. Gayton Road and Lauderdale Drive as determined by the Planning Commission at the time of P.O.D. review.

4. There will be one entrance on Lauderdale Drive to serve the development and no entrance from North Gayton Road.
5. The property shall not be split and sold except for the subdivision and development of townhouse lots.

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,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index