

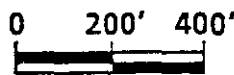
COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

C-13C-92

Pt. 78-A2-26

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 19, 1992

Re: Conditional Rezoning Case C-13C-92

Barony Associates, L.P.
3307 Church Road, Suite 101
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on May 13, granted your request to conditionally rezone property from RTHC Residential Townhouse District (Conditional) to R-3AC One Family Residence District (Conditional), Part of Parcel 78-A2-26, described as follows:

Beginning at a point on the W. line of Church Road being 515.87' southwest of the point where the W. line of Church Road intersects the S. line of Three Chopt Road; thence from said point of beginning S. 29° 16' 25" W., 32.0' to a point; thence S. 56° 26' 15" E., 10.90' to a point; thence S. 33° 43' 00" W., 313.41' to an iron pipe; thence departing said western line of Church Road N. 69° 32' 30" W., 671.08' to an iron pipe; thence N. 24° 17' 20" E., 339.91' to a point; thence S. 69° 32' 30" E., 714.54' to the point of beginning, containing 5.438 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):

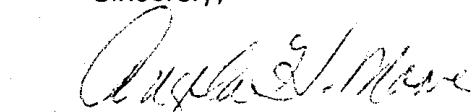
1. DENSITY. Total density shall not exceed 16 lots.
2. MINIMUM SIZE. Homes constructed shall have a minimum of 1,800 square feet of finished floor area.
3. FOUNDATIONS. The exterior portions of all residential foundations shall be constructed of brick.
4. PEDESTRIAN ACCESS. A sidewalk constructed to County standards will be provided within the County right-of-way along Church Road and will extend from the intersection of proposed Woodbaron Court to the northern boundary adjacent to County-approved Lot 16, Block A, Section A, Barony Woods. This sidewalk will be submitted for acceptance into County road system along with other road improvements for ongoing maintenance.
5. CLEARING. To the extent reasonably practicable during initial development, the clearing of mature trees shall be limited to trees in areas required to accommodate the proposed residential uses and their respective normal and customary accessories, open yard areas, and those limited areas required to permit utility services, parking and driveways.
6. ACCESS. Direct access to lots with frontage on Church Road shall be limited to proposed Wood Baron Court.

Barony Associates, L.P.
Page 2
May 19, 1992

7. SEVERANCE. The unenforceability or elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability or the other proffers or the unaffected part of any such proffer.
8. CHURCH ROAD SETBACK. Houses constructed on lots adjacent to Church Road shall have a sideyard setback on the Church Road side of at least 25 feet.
9. All homes with fireplaces with chimneys or vents shall have a base of brick veneer of the same height of the surrounding foundation.

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: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. John J. Hanky