

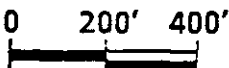
COUNTY OF HENRICO PLANNING OFFICE

AMEND PROFFERED COND.

Pt. 68-A2-1, pt. 79-A1-22

C-16C-92

TUCKAHOE DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 17, 1992

Re: Conditional Rezoning Case C-16C-92

Earl Thompson, Inc.
2200 Pump Road
Richmond, Va. 23233

Gentlemen:

The Board of Supervisors at its meeting on June 10, granted your request to amend proffered conditions on Conditional Rezoning Case C-32C-89, being Part of Parcel 79-A1-22, and 68-A2-1.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulates the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

Proffer 5(b) and 5(c) is an amendment and restatement of, and proffer 5(e), 5(f), 5(g), 5(h), 5(i), and 5(j) are additions to the proffers accepted with C-32C-89.

- 5.(b) Multi-family buildings constructed on Parcel A shall not exceed two (2) stories in height, except for "step" buildings (i.e., buildings consisting of two (2) story wings, with three (3) story main (center) sections) which may be three (3) stories in height subject to obtaining a Special Exception. No more than fifty percent (50%) of such step buildings shall be three (3) stories in height. The exposed portions of exterior wall surfaces of each multi-family building on Parcel A shall be at least one-third (1/3) brick.
- (c) The density of development on Parcel E shall not exceed an average of four (4) dwelling units per acre. The exposed portions of exterior wall surfaces of each multi-family building on Parcel E shall be at least one-third (1/3) brick, unless a lesser percentage is specifically approved at the time of Plan of Development and/or Subdivision review.
- (e) The exterior portions of single-family residence foundations in Parcels "A" and "E" shall be constructed of brick, stone, or finished stucco.
- (f) A maximum of one-third of lots may contain a one-story home.
- (g) All pre-fabricated chimneys will have brick foundations.
- (h) Front porch piers shall be constructed of brick.

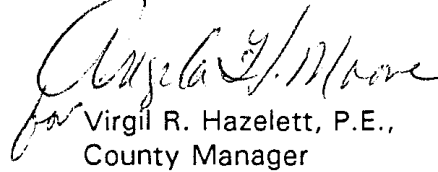
(i) A model home containing a brick fireplace chimney shall be constructed on both parcels "A" and "E." Brick chimneys must be offered as an option to buyers of new homes.

See note
below

(j) The dwellings in Parcel "A" shall be of equal size or greater than those in Parcel "E," and the appearance shall be architecturally similar to dwellings approved on Parcel "E."

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 condition 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
J. K. Timmons & Assocs., P.C.

Note: Proffer 5(j) has been interpreted to require that dwellings in Parcel "A" (Edenberry) must contain a finished floor area of at least 1,120 sq. ft. for 1-story dwellings and 1,304 sq. ft. for 2-story dwellings.

- R. Silber -
6-16-92