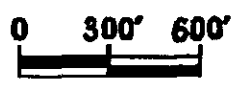


87-B1-15 Pt. 77-B2-12

SINGLE-FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-34C-92



HENRICO COUNTY PLANNING OFFICE

COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

January 19, 1993

Re: Conditional Rezoning Case C-34C-92

Mr. E. Delmonte Lewis
2116 Spencer Road
Richmond, Virginia 23230

Dear Mr. Lewis:

The Board of Supervisors at its meeting on January 13, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 87-B1-15 and part of Parcel 77-B2-12, described as follows:

Beginning at a point on the E. line of Thorncroft Drive, said point being 357.35' from the intersection of the E. line of Thorncroft Drive and the S. line of Chicopee Road; thence from said point of beginning along the curve to the left having a radius of 25', a length of 39.27' to a point; thence S. 57° 43' 30" E., 285.32' to a point; thence N. 31° 10' 40" E., 69.73' to a point; thence S. 58° 28' 38" E., 820.11' to a point; thence N. 34° 54' 40" E., 119.76' to a point; thence S. 56° 23' 25" E., 456.61' to a point; thence S. 39° 33' 28" W., 433.46' to a point; thence S. 39° 11' 20" W., 167.38' to a point; thence S. 28° 25' 20" W., 137.35' to a point; thence S. 27° 31' 45" W., 220.45' to a point; thence S. 24° 21' 11" W., 292.98' to a point; thence N. 57° 00' 50" W., 489.37' to a point; thence N. 34° 02' 37" E., 570.02' to a point; thence N. 58° 14' 23" W., 792.00' to a point; thence N. 31° 10' 40" E., 425.26' to a point; thence N. 57° 43' 30" W., 286.60' to a point; thence along a curve to the left having a radius of 25', a length of 39.27' to a point in the E. line of Thorncroft Drive; thence along the E. line of Thorncroft Drive N. 32° 16' 30" E., 110.00' to the point and place of beginning, containing 23.17 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. Foundation
The exterior portions of the foundations of any dwelling constructed on the property shall be of brick or stone.
2. Minimum Floor Area
All dwellings shall have a minimum of sixteen hundred (1,600) square feet of floor area as defined and regulated by Section 22-94 of the Zoning Ordinance.

3. Slab Construction

There shall be no slab construction of any dwellings constructed on the property exclusive of garages, attached storage buildings, storage spaces, porches, stoops or accessory buildings.

4. Right of Way Dedication

The appropriate dedication for Fort McHenry Parkway, as determined at the time of tentative subdivision review shall be dedicated, at no cost, to the County of Henrico or the Virginia Department of Transportation at such time as the subdivision is recorded. Should the Director of Public Works, at some later date, determine that the right of way is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.

5. Chimneys

Any dwelling with a fireplace shall have masonry chimneys faced with brick or stone similar to the foundation.

6. Signs

There shall be no permanent identification sign for the subdivision constructed or erected adjacent to Thorncroft Drive.

7. Exterior Walls

No exterior walls, of any principal buildings on the property shall be constructed of exposed cinder block, asbestos shingles or imitation brick or stone siding materials.

8. Access

In the event that the subject property is not developed in conjunction with adjacent property to the south (the Bush Property), there shall be a maximum of 50 lots recorded that may access onto Thorncroft Drive. The balance of the property will be developed only at such time as another access is provided by way of Fort McHenry Parkway or east to Springfield Road via the Holzgrefe Tract (Greensprings). If the second access is to Springfield Road, no lots other than the original 50 lots will be allowed to access onto Thorncroft Drive.

Sufficient property shall be dedicated or reserved to construct a permanent cul-de-sac at or near the western property line where the western property line meets the 60' strip of land running from Thorncroft Drive. This reserved or dedicated parcel is provided in the event the County wishes to vacate/abandon the road leading from Thorncroft Drive to the subject property over the said 60' strip. If said road has not been vacated/abandoned within five (5) years after recordation, all land under the cul-de-sac will revert to adjacent owners.

Mr. E. Delmonte Lewis
January 19, 1993

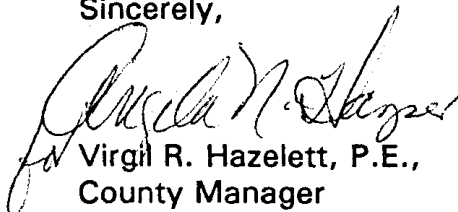
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9. Phasing

In the event that the subject property is not developed in conjunction with adjacent property to the south (the Bush Property) a phasing plan shall be submitted to the Planning Commission for their approval at the time the subject property is submitted for conditional approval. The first phase will be a maximum of 30 lots, the second phase shall be recorded not less than 12 months after the first phase is recorded and may contain not more than 20 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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Leonard W. Duke, President
J&D Investments of Hanover, Inc.
Mr. and Mrs. William E. Hathcock
Mr. and Mrs. Roland N. Turner
Mr. and Mrs. Lee P. Martin
Mr. Robert C. Johnson & Ms. Blanche N. Alvis