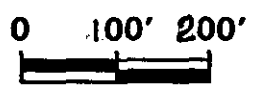


87-A2-31

SINGLE FAMILY SUBDIV.

THREE CHOPT DISTRICT

C-30C-93



HENRICO COUNTY PLANNING OFFICE

C.C.

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

August 19, 1993

Re: Conditional Rezoning Case C-30C-93

Mr. John W. Gibbs, Jr.
8100 Three Chopt Road, #1113
Richmond, Virginia 23229

Dear Mr. Gibbs:

The Board of Supervisors at its meeting on August 11, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 87-A2-31, described as follows:

Commencing at a point on the W. line of Francistown Road, approximately one mile north of Hungary Road; thence N. 77° 32' 52" W., 199.84' to a point; thence N. 12° 27' 55" E., 349.95' to a point; thence S. 77° 37' 47" E., 194.48' to a point; thence S. 11° 39' 45" W., 349.70' along the W. line of Francistown Road to the point of beginning, containing 1.577 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 Walls. The exposed portions of exterior foundations on all residences shall be constructed of brick.
2. House Size. All dwellings constructed on the property shall contain a minimum of 1200 square feet for one-story dwellings and 1400 square feet for two-story dwellings, as controlled by Section 22-94(u) of the Henrico County Code.
3. Front Yard Setback. All dwellings constructed on the property shall be set back a minimum of 75 feet from the western edge of the right of way of Francistown Road.
4. Non Clearing Area. A 25 foot strip along the rear of each lot shall be left in its natural state by the builder/developer. This 25 foot strip shall be exclusive of drainage and utility easements.
5. Driveway Turnarounds. All lots will be provided with a graveled turnaround area in order to eliminate vehicles backing directly out onto Francistown Road.
6. Chimney Foundations. Any prefabricated fireplace chimneys shall have brick

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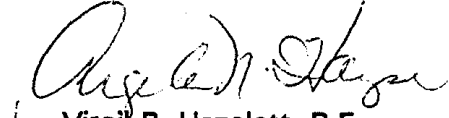
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foundations and not cantilevered.

7. **Power Line.** The existing overhead power line shall be removed and replaced with an underground primary line to be located in a manner not to interfere with the buildable areas of the lots. The power line will be installed underground before certificates of occupancy are issued for any lots affected by the power line.

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. Gibson M. Wright