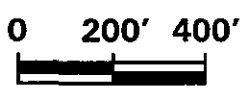


**PT. OF 70-B2-11
TUCKAHOE DISTRICT**

**SINGLE - FAMILY RESIDENTIAL
C-16C-94**



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

March 24, 1994

Re: Conditional Rezoning Case C-16C-94

Mr. Earl Thompson
Earl Thompson, Inc.
2200 Pump Road, Suite 205
Richmond, Virginia 23233

Dear Mr. Thompson:

The Board of Supervisors at its meeting on March 23, granted your request to conditionally rezone property from A-1 Agricultural District to R-4C One Family Residence District (Conditional), Part of Parcel 70-B2-11, described as follows:

Beginning at a point on the W. line of Glen Eagles Drive, said point being the extreme northwest corner of the right-of-way for Glen Eagles Drive as shown on the Subdivision Map for Edenberry, Section A, said point also coincides with the northwest corner of Lot 1, Block C, Section A of Edenberry; thence along the north line of Edenberry, Section A, N. 72° 46' 58" W., 366', more or less, to the principle point and place of beginning; thence from said point and place of beginning continuing along the N. line of Edenberry, Section A, N. 72° 46' 58" W., 433', more or less, to a point; thence leaving the N. line of Edenberry, Section A, N. 11° 01' 08" E., 130', more or less, to a point on the eastern line of proposed John Rolfe Parkway (80' R/W); thence northerly along the eastern line of proposed John Rolfe Parkway along a curve to the left having a radius of 6290.45' and a length of 850', more or less, to a point; thence leaving the eastern line of proposed John Rolfe Parkway, along the western line of proposed Steveston, Section B, S. 04° 00' 25" W., 976', more or less, to the principle point and place of beginning, containing 5.0 acres, more or less.

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 exposed exterior portions of single family residence foundations shall be constructed of brick.
2. Any chimney constructed on a dwelling shall be faced with brick to match the foundation.
3. Front porch piers shall be constructed of brick.

16

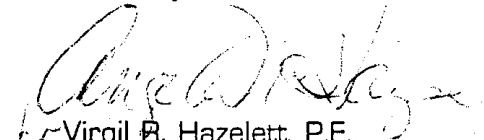
Mr. Earl Thompson
March 24, 1994

2

4. All dwellings shall have a minimum finished floor area of at least 1350 square feet.
5. A 15' landscaped or natural buffer shall be provided along the eastern line of proposed John Rolfe Parkway, in addition to the required rear yard setback.
6. To the extent reasonably practicable during initial development, the clearing of mature trees on single-family residential lots shall be limited to trees and areas required to accommodate the residence and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
7. All lots shall contain a minimum lot width of at least 70 feet, and a minimum lot area of 9,000 square feet.

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: Director, Real Estate Assessment
Conditional Zoning Index
J. K. Timmons & Assocs., P.C.