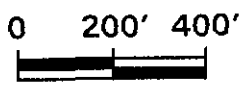


8-A2-28 & 8-B2-28

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL

C-38C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 19, 1994

Virgil R. Hazelett, P.E.
County Manager

RE: Conditional Rezoning Case C-38C-94

Mr. Henry L. Wilton
12095 Gayton Road
Richmond, VA 23233

Dear Mr. Wilton:

The Board of Supervisors at its meeting on July 13, 1994, granted your request to conditionally rezone property from A-1 Agricultural District to R-4AC One Family Residence District (Conditional), Parcels 8-A2-28 and 8-B2-28, described as follows:

Beginning at a point on the N. Line of Cedar Fork Road; thence, leaving the said N. line of Cedar Fork Road, N. 3° 17' 20" W., 650.03' to a point; thence N. 3° 52' 20" W., 305.38' to a point; thence, N. 2° 17' 40" W., 144.93' to a point; thence N. 24° 49' 20" W., 112.25 feet to a point; thence N. 1° 27' 10" W., 135.11' to a point; thence N. 7° 30' 50" E., 84.00' to a point; thence N. 10° 01' 40" E., 66.05' to a point; thence N. 7° 51' 40" E., 100.62' to a point; thence S. 85° 06' 10" E., 86.49' to a point; thence S. 65° 22' 48" E., 906.55' to a point on the W. line of Cedar Fork Road; thence with the said W. line of Cedar Fork Road, S. 24° 45' 07" W., 349.27'; thence leaving the said W. line of Cedar Fork Road, N. 65° 14' 53" W., 175.00' to a point; thence S. 24° 45' 07" W., 65.00' to a point; thence S. 65° 14' 53" E. 175.00' to a point on the said W. line of Cedar Fork Road; thence with the said W. line of Cedar Fork Road, S. 24° 45' 07" W., 50.00' to a point; thence leaving the said W. line of Cedar Fork Road, N. 65° 14' 53" W., 175.00' to a point; thence S. 24° 45' 07" W., 65.00' to a point; thence, S. 65° 14' 53" E., 175.00' to a point on the W. line of Cedar Fork Road; thence with the said W. line of Cedar Fork Road, S. 24° 45' 07" W., 307.46' to a point; thence leaving the said W. line of Cedar Fork Road, S. 85° 33' 16" W., 243.69' to a point; thence S. 86° 25' 45" W., 75.00' to a point; thence S. 6° 30' 15" E., 165.00' to a point; thence S. 3° 00' 45" W., 178.70' to a point on the N. line of Cedar Fork Road; thence with the said N. line of Cedar Fork Road, S. 67° 18' 14" W., 188.00' to the point of beginning, and containing 18.197 acres of land.

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. Architectural style of homes to be colonial/traditional.
2. The exposed exterior portions of single family residence foundations shall be constructed of brick or dryvit. Dryvit shall be on dryvit homes only. Application of dryvit materials shall be of a minimum thickness to assure a uniform consistency (i.e., under no circumstances shall the seams of the building blocks be visible).

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3. Ranchers, cape cods, and two story homes shall have a minimum of 1,100, 1,200, and 1,300 square feet respectively as regulated by Section 22-94(u) of the County of Henrico Zoning Ordinance.
4. Developer agrees to dedicate the necessary right-of-way and widening of Cedar Fork Road.

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
Estate of L. B. Broaddus
William L. & M. B. Poole