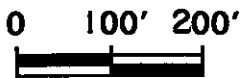


87-A1-16

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-54C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

October 18, 1994

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-54C-94

Messrs. Gregory A. Windsor &
Robert P. Bain
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on October 12, granted your request to conditionally rezone property from A-1 Agricultural District and R-3AC One Family Residence District (Conditional) to R-3AC One Family Residence District (Conditional), Parcel 87-A1-16, described as follows:

Beginning on the eastern line of Springfield Road at the southwest corner of Lot 1, Block B, Section 1, Milbrooke Subdivision as shown on the plat recorded in Plat Book 93, Page 17 in the County of Henrico; thence S. $49^{\circ} 58' 42''$ E., 553.37' to a point; thence S. $48^{\circ} 30' 37''$ W., 153.46' to a point; thence N. $69^{\circ} 50' 37''$ W., 618.69' to a point on the eastern line of Springfield Road; thence in a northerly direction along a curve to the right, 182.01' along the eastern line of said Springfield Road to a point of tangency, said curve having a central angle of $16^{\circ} 49' 13''$, a radius of 620.00', and a long chord having a length of 181.36' which bears N. $40^{\circ} 36' 35''$ E.; thence N. $49^{\circ} 01' 12''$ E., 103.50' along the eastern line of said Springfield Road to a point; thence in a northerly direction along a curve to the right, 79.90' along the eastern line of said Springfield Road to a point; said curve having a central angle of $3^{\circ} 49' 51''$, a radius of 1195.00', and a long chord having a length of 79.88' which bears N. $50^{\circ} 56' 7''$ E., thence S. $49^{\circ} 58' 42''$ E., 17.98' to said point of beginning, containing 3.42 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. The exposed exterior of the foundations of the dwellings shall be constructed of brick.
2. Chimneys - No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or of a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
3. All dwellings shall be of generally the same size and quality of construction as that of the existing dwellings in the existing Milbrooke Subdivision.

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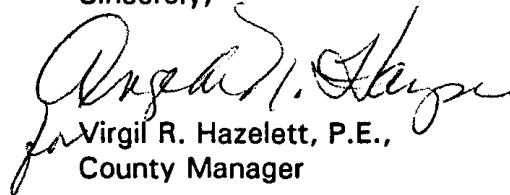
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4. No road shall be connected to Springfield Road.
5. No lot shall front on Springfield Road.
6. A 25 foot Planting Strip Easement shall be located on the rear of any lot which abuts Springfield Road, which shall prohibit ingress or egress to Springfield Road from any lot.
7. The Applicants, as owners of Parcels 87-A1-28, and part of 87-A1-16, being 1.00 acre, adjacent to this property, acknowledge and agree that the development of said parcels be coordinated with the development of this property as to prohibit any ingress or egress to Springfield 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,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. Robert B. Parkerson, Esquire
Mr. & Mrs. Robert D. Edwards