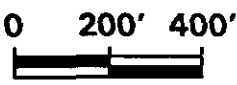


PT. OF 87-A1-7

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-64C-94



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

November 28, 1994

Re: Conditional Rezoning Case C-64C-94

Cox Road Associates
3919 Deep Rock Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on November 23, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional) and C-1C Conservation District (Conditional), Part of Parcel 87-A1-7, described as follows:

Parcel A:

Beginning at a point on the S. line of Nuckols Road; thence along the W. line of The Village at Innsbrook, Block D, Section D, 330.0' to the Point of Beginning; thence S. $07^{\circ} 33' 40''$ W., 1324.43' to a point; thence N. $56^{\circ} 09' 58''$ W., 720.68' to a point; thence N. $55^{\circ} 02' 05''$ W., 353.85' to a point; thence N. $17^{\circ} 46' 05''$ E., 17.58' to a point; thence N. $54^{\circ} 50' 50''$ W., 24.94' to a point; thence N. $18^{\circ} 15' 15''$ E., 356' +- to a point on the limits of the 100 year flood plain, elevation 231 plus or minus; thence northwardly, along the limits of the 100 year flood plain, 814' plus or minus to a point; thence S. $82^{\circ} 26' 20''$ E., 799' plus or minus to the point of beginning; together with and subject to covenants, easements, and restrictions of record, said property being 21.9 acres more or less and being part of Tax Map No. 87-A1-7.

Parcel B:

Commencing at a point on the S. line of Nuckols Road; thence along the W. line of The Village at Innsbrook, Block D, Section D, 330.0' to a point; thence N. $82^{\circ} 26' 20''$ W., 799' +- to a point on the limits of the 100 year flood plain, elevation 231 +-, said point being the Point of Beginning; thence southwardly along the 100 year flood plain, 814' plus or minus to a point; thence N. $18^{\circ} 15' 15''$ E., 472' +- to a point; thence S. $82^{\circ} 26' 20''$ E., 27' to a point on the 100 year flood plain, and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 0.9 acres more or less and being part of Tax Map No. 87-A1-7.

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 portion of all residence foundations shall be constructed of brick. ✓
2. All fireplace chimneys, including gas vents, shall be enclosed by brick or a siding similar to the home's exterior. All fireplace chimneys, including gas vents, shall be built on brick foundations. ✓

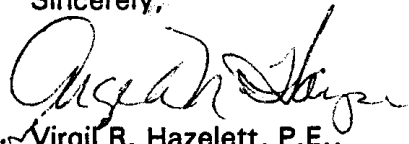
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3. All dwellings shall have public water and sewer connected at the developer's expense.
4. Foundations excepting basements, garages, or accessory/utility rooms shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and confirmed by the County Building Official at the time a building permit is issued.
5. The exterior of all homes shall be of brick, vinyl, aluminum, composition board, or cedar. No plywood (T-111 or equivalent) shall be used on the exterior of any home.
6. No clearing shall take place on any lot except that as may be necessary for the construction of buildings, driveways, utilities, and open yards as determined at the time of construction plan approval or building permit review.
7. No prefab or modular homes shall be permitted. ✓
8. All houses on lots which have a common rear lot line with any lot on Snowmass Drive shall have a minimum size of 2,000 square feet of finished floor area, and shall have a two-car garage with a minimum size of 20' x 20'. All other houses shall have a minimum size of 2,200 square feet of finished floor area, or 1,800 square feet of finished floor area with a two-car garage with a minimum size of 20' x 20'.
9. All lots which have a common rear lot line with any lot on Snowmass Drive shall have a minimum lot width of 80 feet at the front yard setback line. These lots shall contain a minimum of 10,500 square feet. All other lots within the subdivision shall contain an average of 10,200 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,


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

cc: Director, Real Estate Assessment
 ✓ Conditional Zoning Index
 Foster & Miller, P.C.