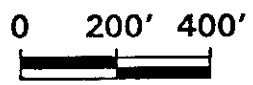


75-B1-6

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL
C-75C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 20, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-75C-94

Windsor Woods Development Co.
3002 Hungary Spring Road
Richmond, Virginia 23228

Gentlemen:

The Board of Supervisors at its meeting on June 14, granted your request to conditionally rezone property from A-1 Agricultural District to R-4AC One Family Residence District (Conditional) and C-1C Conservation District (Conditional), Parcel 75-B1-6, described as follows:

Beginning at a point in the center of Olde Millrace Creek, at the southeast corner of this, said point being 560' north of the center of Nuckols Road along the centerline of said Olde Millrace Creek, and being the corner of Loch Levan Land Ltd. Partnership tract described in Deed Book 2180, at Page 1616, and being a point along the western line of the Thomas M. & Peggy Nuckols tract described in Deed Book 2013, at Page 1768; thence N. 73° 44' 35" W., 7' +- to an iron rod; thence N. 73° 44' 35" W., 130' +- to a point for corner of this; thence along the approximate limits of the 100 year flood plain which meanders in a northeastern direction between a contour elevation of 227' and 224' approximately 1,000' to a point, for corner of this; thence S. 72° 16' 46" E., 90' +- to an iron rod; thence S. 72° 16' 46" E., 56' +- to a point in the center of said Olde Millrace Creek for corner of this; thence along the center of said Olde Millrace Creek in a southern direction 1006' +- to said point of beginning, containing 2.8 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. R-4AC District - All dwellings shall have a minimum of 1,300 square feet of finished floor area.
2. Foundations - The exterior portions of residence foundations shall be constructed of brick or stone; however, the visible portions of exterior foundations for single-family detached residences may be constructed of dryvit if applied to a masonry surface, provided that the exterior walls of such residence are sided primarily in dryvit.
3. 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.

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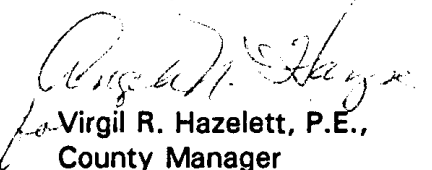
Windsor Woods Development Co.
June 20, 1995

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4. **Clearing** - To the extent reasonably practicable, at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
5. **Severance** - The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
6. **Conservation Areas** - That portion of the Property zoned C-1C may only be used for the following purposes:
 - (a) Storm water management and/or retention areas;
 - (b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
 - (c) Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
 - (d) Such additional uses to the uses identified in (a), (b), and (c) above, as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the County Code (the "Zoning Ordinance").

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. Glenn Moore, Esquire