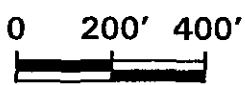


70-B2-43,59,60 & 64

THREE CHOPT DISTRICT

SINGLE FAMILY SUBDIVISION

C-13C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 18, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-13C-95

Mr. N. P. Farmer & LHL, Inc.
P. O. Box 31355
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on April 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 70-B2-43, 59, 64 and 60, described as follows:

Beginning at a point in the northern line of Sunrise Road said point being 825' more or less west of the intersection with Sunrise Road and Pump Road; thence from said point of beginning along the northern line of Sunrise Road S. 67° 10' W., 300' to a point; thence N. 23° 17' 05" W., 829' to a point; thence N. 84° 46' 17" E., 715' to a point; thence S. 19° 15' 38" E., 403.02' to a point; thence S. 73° 15' W., 331.17' to a point; thence S. 20° 36' E., 190' to a point in the N. line of Sunrise Road and the point of beginning, containing 9.288 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):

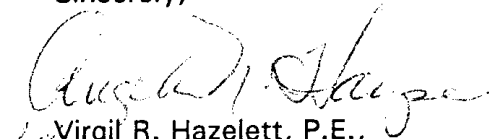
1. To the extent reasonably practicable, the clearing of trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas, and areas required to permit utility services and driveways.
2. Minimum Finished Floor Area: Homes shall have a minimum of 1,700 square feet of finished floor area excluding the existing homes.
3. Foundation: The exposed exterior portions of residential dwelling foundation walls shall be brick. Chimney foundations shall be of brick. Gas vented fireplaces shall have bases that also match the foundation. Cantilevered chimneys shall not be permitted.

7

Mr. N. P. Farmer & LHL, Inc.
April 18, 1995

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. and Mrs. James T. Matthews
Mr. and Mrs. Daniel Matthews