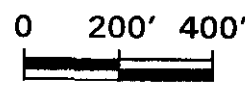


A-1 To R-3C
13.8 Ac.

ASO District
All parcels or portions thereof located on this Section sheet are within the ASO Airport Safety Overlay District and are subject to the regulations in Section 22-92.2 of Chapter 22 of the County Code.

28-A2-2,17 PT. OF 23
VARINA DISTRICT

SINGLE FAMILY RESIDENTIAL
C-25C-95



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



May 26, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-25C-95

Mr. and Mrs. Alvin S. Mistr
6411 Jahodi Lane
Richmond, Virginia 23231

Dear Mr. and Mrs. Mistr:

The Board of Supervisors at its meeting on May 24, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 28-A2-2, 17 and 23 (formerly part of 28-A2-5), described as follows:

Beginning at a point on the West line of Darbytown Road said point being approximately 0.2 miles North of Willson Road; Thence South 43 degrees 19 minutes 45 seconds West for a distance of 422.26' to a point; Thence South 29 degrees 49 minutes 40 seconds East for a distance of 108.521 to a point; Thence South 43 degrees 05 minutes 16 seconds West for a distance of 807.111 to a point; Thence North 46 degrees 54 minutes 44 seconds West for a distance of 100.00' to a point; Thence North 10 degrees 34 minutes 13 seconds East for a distance of 1114.07' to a point; Thence North 44 degrees 06 minutes 45 seconds East for a distance of 462.511 to a point on the West line of Darbytown Road; Thence along a curve to the right having a radius of 3777.00' and an arc length of 605.87, and being subtended by a chord of South 33 degrees 28 minutes 41 seconds East for a distance of 605.22' to the point of beginning. Said property being 13.8 acres more or less, and being all of Henrico County tax map Parcels 28-A2-2, 28-A2-17, and 28-A2-23. Together with and subject to all covenants, easements, and restrictions of record.

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. 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.
2. The developer herein agrees to not develop the property under the controlled density development section of the Henrico County Ordinance.
3. All dwellings shall have public water and sewer connected at the developer's expense.
4. Foundations shall have a crawl space unless structural concerns dictate a different foundation system as determined by a structural engineers report to be submitted and

Mr. and Mrs. Alvin S. Mistr, Jr.
May 26, 1995

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confirmed by the County Building Official at the time a building permit is issued.

5. The minimum finished livable square footage of dwellings shall be as follows:

- | | | |
|----|------------------------|------------|
| A. | Two-Story | 1,600 S.F. |
| B. | One and One Half Story | 1,400 S.F. |
| C. | Ranch | 1,200 S.F. |

No more than twenty five percent (25%) of the new dwellings in this development shall be ranchers.

6. The number of lots in this subdivision shall not exceed 30.

7. The developer shall dedicate up to ten (10) feet of additional right-of-way for Darbytown Road as required by the Henrico County Planning Commission at the time of subdivision approval.

8. No individual lots shall have direct access onto Darbytown Road.

9. The minimum size of any lot shall be 12,000 S.F.

10. Access shall be provided to the 5 +- acre parcel (28-A2-12) along the Concept Road as shown on Exhibit "A" (See case file).

11. A landscaped buffer, 15 feet in width shall be provided along Darbytown Road. There shall be no ingress or egress through this buffer except to the extent necessary for roads and utilities as required by the Planning Commission at the time of subdivision approval. No permanent or temporary structures of any nature shall be constructed within the limits of the landscape buffer.

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
Mr. Robert A. Canfield