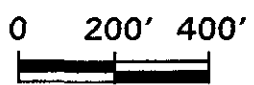


92-A1-18 & 64

BROOKLAND DISTRICT

SINGLE FAMILY RESIDENTIAL

C-27C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

July 18, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-27C-95

Wilton Land Corporation
12095 Gayton Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural and R-3 One Family Residence Districts to R-4AC One Family Residence District (Conditional), Parcels 92-A1-18 & 64, described as follows:

Beginning at a point being the S.E. intersection of Darnell Road and Maplevue Avenue extended; thence N. $38^{\circ} 34' 00''$ E., 185.84' to a point being the N.E. corner of lot #4, Block H of Mount Vernon Heights Subdivision; thence S. $65^{\circ} 18' 00''$ E., 345.52' to a point being the S.E. corner of the well lot for the aforementioned subdivision and the said corner being the Point of Beginning; thence with the land of Mount Vernon Heights Subdivision and the Richmond Home for Boys N. $65^{\circ} 18' 00''$ W., 1021.36' to a point; thence N. $60^{\circ} 51' 25''$ W., 145.43' to a point; thence with the lands of Traditional Manor Subdivision, Section C, N. $72^{\circ} 55' 28''$ E., 784.77' to a point; thence N. $24^{\circ} 36' 54''$ E., 26.66' to a point; thence with the lands of West End Manor Subdivision, Section C, S. $64^{\circ} 18' 48''$ E., 582.35' to a point; thence with the lands of Shannon Greene Manor Subdivision, S. $24^{\circ} 49' 00''$ W., 550.72' to the point of beginning, containing 11.07 acres of land is a combination of tax parcels 92-A1-18 and 92-A1-64.

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. Foundations - The exterior portion of residence foundation above finished grade shall be constructed of brick or dryvit.
2. No portion of the property shall be developed as a controlled density subdivision.
3. The minimum square footage for houses within the development shall be 1200 square feet for ranchers, 1300 square feet for cape cods, and 1400 square feet for two stories of which up to one third may be unfinished. However, the dwellings on lots adjacent to Traditional Manor Subdivision, the minimum square footage shall be 1,400 sq. ft. (of which up to one-third may be unfinished) and must include an attached garage. No ranchers shall be allowed on the lots adjacent to Traditional Manor Subdivision.
4. The property shall be developed with a maximum density of 3 units per acre.
5. Lots immediately adjacent to Traditional Manor Subdivision shall include a 30' buffer to be left in its natural state except for the perpendicular penetration of necessary

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Wilton Land Corp.
July 18, 1995

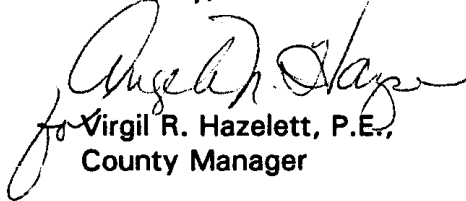
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utilities and removal of dead and/or damaged materials. This buffer shall be in addition to the minimum required setbacks.

6. All fireplace chimneys, including gas vents, shall have a brick or dryvit foundation and be enclosed in brick or dryvit and/or a siding similar to the homes' exterior. No cantilevered chimneys to be allowed.
7. Any lots immediately adjacent to Traditional Manor Subdivision shall meet the minimum square feet per lot requirements under the R-3 zoning classification (minimum of 11,000 sq. ft.).
8. There shall be no open burning within this property.
9. There shall be no vehicular access connection provided between Redstone Drive and Darnell 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. Clarence L. Snead, Sr.