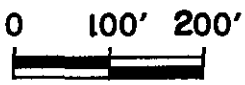


98-A1-67 PT. OF 68
 FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL
C-36C-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-36C-95

Greenwood Development Corp.
6800 Paragon Place, Suite 126
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from R-2A One Family Residence District to R-3C One Family Residence District (Conditional), Part of Parcels 98-A1-67 and 68, Hungary Meadows, Reserved area, Block B, described as follows:

Beginning at a point along the N. line of Hungary Road 178.38' east of its intersection with Nandina Drive; N. 5° 19' 00" E., along the eastern line of Section A of the Woodman Terrace Subdivision; 465.26' to a point; thence along a bearing of N. 78° 46' 20" E., 165.19' to a point; thence along a bearing of S. 11° 13' 40" E., 317.65' to a point; thence along a bearing of S. 17° 55' 00" W., 89.20' to a point; thence along a bearing of N. 65° 00' 00" W., 182.73' to a point on along the eastern property line of a parcel now or formerly owned by Jeanette Jones; thence along a bearing of S. 5° 19' 00" W., 205.07' to the N. line of Hungary Road; thence westerly along the north edge of Hungary Road a bearing of N. 63° 37' 30" W., 60.24' to the point of beginning, being a 1.952 acre +- parcel consisting of Lot 100, Block B, of the Hungary Meadows Subdivision as described in Plat Book 97, Page 1 and a portion of a parcel conveyed to Jeanette Jones, as described in Deed Book 2280, Page 1658.

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 exterior portions of residence foundations shall be constructed of brick. The exterior portions of foundations of any chimneys shall be constructed of brick.
2. The minimum finished floor area in square feet on the new homes to be built shall meet the R-2A zoning requirements.
3. A six foot (6') solid board fence shall be constructed of salt treated lumber along the rear lot lines of each lot.
4. Where feasible, the clearing of existing mature trees on lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories.
5. The front of all new homes constructed on the property shall have a brick face.

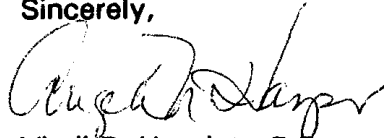
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Greenwood Development Corp.
July 18, 1995

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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
Ms. Jeanette Jones
Mr. Walter L. Hooker, Esquire