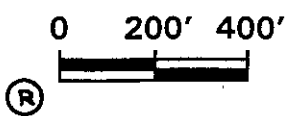


92-A1-14 AND 30  
 BROOKLAND DISTRICT

SINGLE FAMILY RESIDENTIAL  
**C-43C-95**



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

VIRGIL R. HAZELETT, P.E.  
County Manager

September 19, 1995

Re: Conditional Rezoning Case C-43C-95

Wilton Land Corporation  
12095 Gayton Road  
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on September 13, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 92-A1-14 and 30, described as follows:

Beginning at a point +- 36' south of Hungary Road and approximately +- 0.5 miles west of Staples Mill Road; thence S. 26° 02' 40" E., 278.23' to a point; thence S. 0° 46' 31" W., 1400.44' to a point; thence S. 88° 58' 56" W., 316.83' to a point; thence N. 4° 33' 19" E., 341.24' to a point; thence N. 3° 27' 51" W., 1209.17' to a point; thence S. 67° 15' 23" W., 874.02' to a point; thence N. 46° 26' 07" E., 983.03' to a point; thence S. 61° 52' 14" E., 408.78' to a point; thence S. 1° 10' 39" W., 35.37' to a point; thence S. 67° 15' 23" W., +- 7.00' to the point of beginning, containing 16.841 acres as shown on a compiled plat by Koontz-Bryant, P.C. dated June 5, 1995.

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 portion of residence foundation above finished grade shall be constructed of brick.
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 1,100 square feet for ranchers, 1,250 square feet for cape cods, and 1,350 square feet for two stories. Cape cods and two stories may be constructed with up to 1/3 to be unfinished.
4. All fireplace chimneys, including gas vents, shall have a brick foundation and be enclosed in brick and/or a siding similar to the homes' exterior.
5. Honey Lane access road and entrance design to be as approved by the Planning Commission at subdivision approval.
6. Utility easement shall be provided to the adjacent property owners for their collective use. Location of easements to be determined at time of subdivision approval.
7. A 20' area shaded in blue (see case file layout) shall be reserved as a buffer in addition to the required setback. Clearing in this buffer shall be limited to trees of a caliper of less than 5" in diameter.

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Wilton Land Corporation  
September 19, 1995

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8. No more than 3 single family homes per acre and their related structures (i.e. tool sheds, garages, etc.) shall be constructed on the subject site.
9. Developer herein agrees to construct a dual lane entrance to the subject community or as approved by the Planning Commission.
10. Area highlighted in red shall be fenced (see case file layout). Type and height of fencing shall be approved by the Planning Commission at time of subdivision approval.

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. & Mrs. Thomas E. Bryant  
Misses Dorothy Gardner Brink, Beverly Gardner Pace  
& Joyce Gardner Maddox