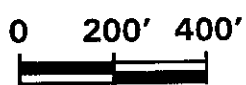


99-A2-80

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENTIAL

C-4C-95



HENRICO COUNTY PLANNING OFFICE

02

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

February 14, 1995

Re: Conditional Rezoning Case C-4C-95

Atack Properties, Inc.
4435 Waterfront Dr.
Glen Allen, Va. 23060

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 99-A2-80, described as follows:

Starting at a point on the western right of way of Route 1, (Brook Road), at its intersection with Francis Road; thence along Francis Road in a westerly direction 1716' to the point of beginning; from the point of beginning on the northern side of Francis Road; thence along the right of way of Francis Road S. 60° 37' 12" W., 69.07' to a point; thence N. 71° 59' 26' W., 169.62' to a point; thence N. 79° 59' 26" W., 651.42' to a point; thence N. 87° 14' 26" W., 458.70' to a point; thence N. 52° 06' 56" W., 22.44' to a point; thence N. 54° 44' 07" E., 817.88' to a point; thence S. 46° 21' 53" E., 927.23' to the point of beginning, containing 8.50 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. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of such portions of the Property.
2. Foundations. All exposed exterior portions above grade of the foundations of each dwelling constructed on the Property shall be of brick or stone.
3. Utilities. Each dwelling constructed on the Property must be connected to and be served by public water and sewer facilities.
4. Prohibited Uses. No trailer, tent, garage, barn or other outbuilding erected on any lot shall, at any time, be used as a residence either temporarily and permanently.
5. Swimming Pools. No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a

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Atack Properties, Inc.
February 14, 1995

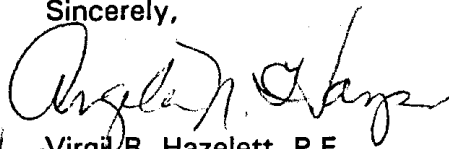
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corner lot.

6. Size of Single Family Dwellings. The livable floor area of single family detached dwellings constructed on the Property will not be less than 1,700 square feet.
7. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
8. Density. There shall be no more than twenty-four (24) single family detached homes developed on the Property.

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
Jordan Consulting
Mr. Thomas Arthur Scott