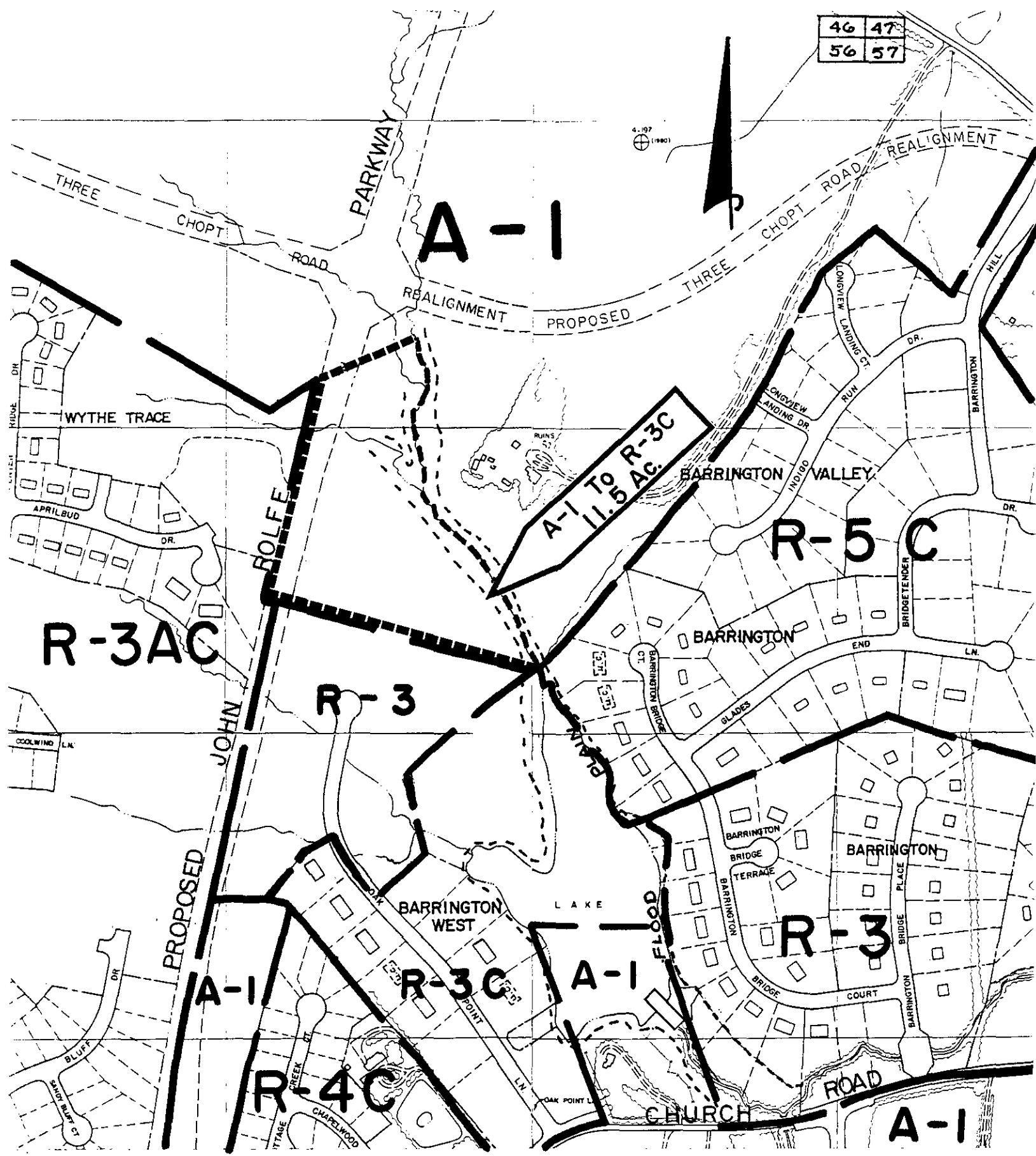


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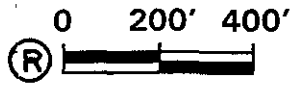


PT. OF 70-A2-9

THREE CHOPT DISTRICT

SINGLE FAMILY RESIDENTIAL

C-50C-95



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

October 17, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-50C-95

Mr. John J. Hanky, III
3307 Church Rd., Suite 101
Richmond, Va. 23233

Dear Mr. Hanky::

The Board of Supervisors at its meeting on October 11, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Part of Parcel 70-A2-9, described as follows:

Beginning at a point being S. 74° 18' 37" E., 181.64' from the easterly line of Aprilbud Court; thence along a northerly line having a curve to the left having a radius of 17248.73', 319.15' to a point; thence N. 15° 11' 48" E., 110.03' to a point; thence N. 11° 01' 09" E., 151.36' to a point; thence N. 15° 51' 01" E., 15.33' to a point; thence along a line having a curve to the right having a radius of 17,266.23', 10.30' to a point; thence N. 66° 30' 11" E., 428.67' to a point at the centerline of Stony Run; thence southerly along the centerline of Stony Run, 1175' more or less to a point with a rod found; thence S. 48° 08' 00" W., 28.97' to a point with a rod found; thence N. 75° 12' 47" W., 931.32' to a point; thence along a northerly line having a curve to the left having a radius of 17,248.73', 113.56' to the point of beginning, and containing 11.5 acres more or less.

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. ACCESS LIMITATIONS

There shall be no direct vehicular access to or from any residential lot developed on the property to or from the proposed John Rolfe Parkway.

2. LOT CLEARING

To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.

3. TEMPORARY CONSTRUCTION EASEMENTS

In the event the final road construction plans for John Rolfe Parkway require that temporary construction easements are needed along the property, such temporary construction easements shall be granted to the County. Said easements shall not exceed 30 feet in width parallel to right of way.

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4. RIGHT OF WAY DEDICATION

The dedication for a portion of the right-of-way for John Rolfe Parkway shall be dedicated at no cost to the County of Henrico or the Virginia Department of Transportation at such time as the subdivision is recorded adjacent to said right-of-way. The width of the dedication shall be forty feet (40") wide from the centerline. The dedication shall be that portion of the right of way that is east of the centerline and adjacent to the west line of Barrington West Subdivision. A twenty foot (20') wide strip adjacent to the eastern right-of-way line shall be reserved for future road widening or construction. Should the Director of Public Works, at some later date, determine that the right of way or the twenty foot (20') reserved strip is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.

5. MINIMUM FINISH FLOOR AREA

Homes shall have a minimum of 2,000 square feet of finished floor area.

6. CHIMNEYS AND FOUNDATIONS

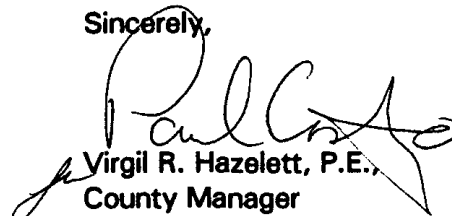
Chimneys constructed on the exterior wall of the dwelling shall be constructed of brick, dryvit, or stone. Chimneys or direct vent fireplaces that extend outward from the wall of the structure shall be enclosed by the same material as the dwelling's exterior and shall have a foundation constructed of the same materials as the dwelling's foundation. No chimneys or fireplace enclosures shall be cantilevered. The exterior exposed portions of all foundation walls shall be constructed of brick, dryvit or stone.

7. NATURAL BUFFER

A natural buffer a minimum of 20 feet in width will be maintained along the right of way line of proposed John Rolfe Parkway as such right of way is determined at the time of tentative subdivision review. This buffer shall be left in its natural state except to the extent necessary for utility and drainage easements and other purposes specifically required or permitted.

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. Marshall L. Lowenstein
Mr. Robert G. Kastenbaum