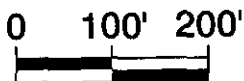


SINGLE FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-29C-97



HENRICO COUNTY PLANNING OFFICE

38-2-F-1



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
June 17, 1997

Virgil R. Hazelett, P.E.
County Manager

Re: **Conditional Rezoning Case C-29C-97**

Virginia Classic Homes
1803 Timbermeade Court
Richmond, Va. 23233

Gentlemen:

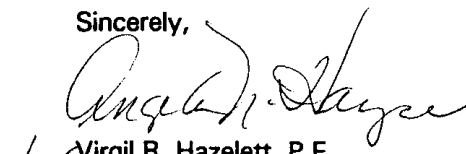
The Board of Supervisors at its meeting on June 11, 1997, granted your request to conditionally rezone property from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 38-2-F-1, Oakland Hills Subdivision, Section A.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The exposed exterior portion of all the residence foundations shall be constructed of brick. No chimney or direct vent fireplace extending outward from the exterior wall of a dwelling may be cantilevered. The exposed exterior foundation of such chimney or fireplace enclosure shall be constructed of the same material as the dwelling foundation.
2. All dwellings shall be served by public water and sewer.
3. The minimum finished square footage of a single floor dwelling shall be 1600 and two story dwellings must have a minimum finished square feet of 1800.
4. The exterior of all homes shall be brick, vinyl or aluminum. No plywood, cedar or particle board may be used on the exterior of any home.
5. Homes built must be facing Innesbrook and or Riverdale.
6. No fence shall be placed forward of the rear corner of any house.
7. Houses must have a minimum of 50 feet of front yard depth.
8. The number of lots in the subdivision is not to exceed five.
9. right-of-way dedication to accommodate a 75' centerline radius at the intersection of Riverdale Avenue and Innesbrook Road shall be provided at no cost to the county at the time of subdivision plat recordation.

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. Gary Webster
Ms. Ann O. Meredith