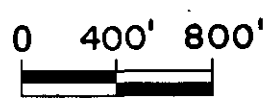


PT. OF 165-A-12B
 VARINA DISTRICT

SINGLE - FAMILY RESIDENTIAL

C-9C-97



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 21, 1997

Re: Conditional Rezoning Case C-9C-97

Mr. Ken Owens
OOO-3 Limited Partnership
2717 Willard Road
Richmond, VA 23294

Gentlemen:

The Board of Supervisors at its meeting on May 14, 1997, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional) to R-4C One Family Residence District (Conditional), Part of Parcel 165-A-12B, described as follows:

Beginning at a point on the S. line of Interstate Route 64 and the E. line of Woodlawn Terrace Subdivision; thence S. 68° 46' 45" E., 10.00'; thence N. 65° 36' 35" E., 70.00'; thence S. 68° 46' 45" E., 350'; thence N. 21° 11' 15" E., 18.35'; thence S. 68° 46' 45" E., 1714.49'; thence S. 69° 37' 55" E., 350.17'; thence S. 24° 25' 53" W., 329.94'; thence S. 49° 53' 45" W., 388.77'; thence N. 47° 39' 31" W., 174.89'; thence N. 76° 57' 30" W., 294.60'; thence N. 84° 08' 30" W., 304.00'; thence N. 86° 58' 30" W., 461.69'; thence N. 83° 34' 30" W., 210.66'; thence N. 09° 41' 30" E., 410.18'; thence N. 76° 13' 30" W., 605.12'; thence N. 00° 55' 05" E., 566.00' to the point of beginning, containing 34.94 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 24, Code of Henrico (Zoning Ordinance):

1. Size of Single Family Dwellings. The square footage requirement for finished floor area shall be a minimum of 1,075 square feet for ranchers; 1,220 square feet for 1 ½ story dwellings, 1,350 square feet minimum for two-story dwellings. No more than forty (40) percent of the total dwellings built shall be developed on concrete slab.
2. Foundations. Houses built using concrete slab foundations will be required to have brick veneer on all exposed surfaces below the elevation of finished floor and above the elevation of final grade with the exception of rear patios.
3. Foundations. Foundations built using a crawl space shall have exposed brick facing the road which the dwelling faces. Side elevations will have a parge coat finish or a matching brick veneer.

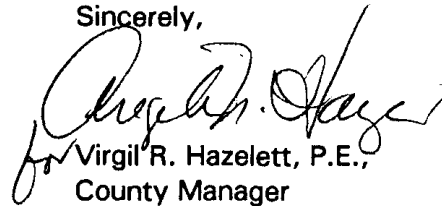
Mr. Ken Owens
OOO-3 Limited Partnership
May 21, 1997
C-9C-97

2

4. Buffer. A 25-foot landscaped buffer shall be provided along rear lot line of all lots where such rear lot line abuts the southern side of Interstate Route 64. The buffer will be in addition to the minimum rear yard setback requirement. Within this buffer, no cutting of any trees of five (5) inch caliper or greater shall be allowed except for drainage and utility easements required by the County of Henrico, however, dead or diseased trees of five (5) inch caliper or greater may be removed.
5. Maximum number of Certificates of Occupancy not to exceed fifty (50) until a second point of access to the subdivision is provided.
6. Density. The overall density of the property shall not exceed three (3) units per acre.
7. A "Declaration of Covenants, Conditions and Restrictions" (restrictive covenants) shall be recorded with the subdivision. The restrictive covenants shall address, at a minimum, such items as formation of a homeowners association, architectural controls, use restrictions, signage, fences, lighting, unlicensed or disabled motor vehicles and description of common areas.

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
UCP Associates