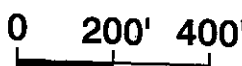


* West Broad Street Overlay (WBSO) . See Sec. 24-92.3, et seq., of the County Code and WBSO Approved Guidelines; effective Nov. 13, 1996.

SINGLE - FAMILY RESIDENTIAL

C-54C-99



35 - A - 16B
THREE CHOPT DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 16, 1999

Virgil R. Hazelett, P.E.
County Manager

Re: **Conditional Rezoning Case C-54C-99**

**13654 Gayton Road, L.L.C.
3605 Mayland Ct.
Richmond, VA 23233**

Gentlemen:

The Board of Supervisors at its meeting on November 9, 1999, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 35-A-16B, described as follows:

Commencing at a stone point where the south line of Gayton Station Boulevard intersects the west line of North Gayton Road, as shown in Plat Book 93, Pg. 22, thence; S28°28'04"W, 166.71 feet along the west line of North Gayton Road (as widened) to a point; thence S59°16'05"E, 5.00 feet to the POINT OF BEGINNING; thence continuing along North Gayton Road S28°28'04"W, 350.00 feet to a point; thence N59°15'10"W, 199.92 feet to a point; thence N74°48'10"W, 381.74 feet to a point; thence N15°11'50"E, 350.00 feet to a point; thence S74°48'10"E, 428.26 feet to a point; thence S59°16'05"E, 235.01 feet to the POINT OF BEGINNING and containing 5.000 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated November 8, 1998, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. All proposed dwellings shall have not less than 1,600 square feet of finished floor area.
2. The exposed portions of exterior residence foundation walls shall be constructed of brick, stone or dryvit. Dryvit shall only be used if the majority of the exterior of the residence is dryvit. No home shall be constructed on a slab.
3. No lot shall have direct access to North Gayton Road.
4. Right of way shall be dedicated for the widening along North Gayton Road provided said widening is not greater than 30 feet from the existing center line.
5. Forty foot right of way shall be prohibited.
6. Stem shaped lots shall be prohibited.

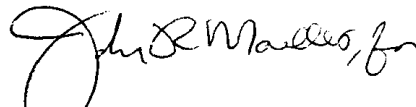
13654 Gayton Road, L.L.C.
November 16, 1999

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7. All chimneys shall match the exposed exterior residence foundation. Gas vented fireplaces shall have bases that also match the foundation. Cantilevered chimneys shall not be permitted.
8. All proposed building lots shall have a minimum lot width of 75 feet measured at the building setback line.
9. All proposed building lots shall have a minimum area of 11,000 square feet.
10. A landscape strip of 15 feet shall be provided along North Gayton Road. Within this strip, the developer shall provide landscaping with or without a berm. The landscape buffer shall be in addition to the minimum required setbacks. Fencing within the landscape strip shall be prohibited.
11. Right of way shall be dedicated with a width of 44 feet and a stub street shall be constructed to serve the adjacent property to the south.

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
 Balzer & Associates