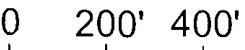


ZERO LOT LINE - SINGLE FAMILY

THREE CHOPT DISTRICT

C-8C-02



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 17, 2002

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-8C-02

Virginia Classic Homes
Mr. Thomas P. Hood
1803 Timbermead Court
Richmond, VA 23233

Dear Mr. Hood:

The Board of Supervisors at its meeting on September 10, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcel 753-756-8642 (58-A-25), described as follows:

Commencing at a point at the intersection of the east line of Pemberton Road and the north line of Meadow View Road; thence along the east line of Pemberton Road, for a distance of 576.02' to the place and point of beginning; thence N41°58'45"E, a distance of 470.00' to a point; thence S44°59'23"E, a distance of 708.18' to a point; thence S23°30'45"W, a distance of 487.88' to a point; thence N46°00'48"W a distance of 862.26' to the place and point of beginning, containing 8.4± acres.

The Board of Supervisors accepted the following proffered condition, dated August 28, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Dwelling Type: All dwellings constructed on the Property shall be detached structures.
2. Underground Utilities: Except for junction boxes, meters and existing overhead utility line and technical or environmental reasons, all utility lines shall be underground.
3. Foundations: The exposed exterior portions of exterior single-family residence foundations shall be constructed of brick or natural stone; however, the exposed exterior portions of exterior foundations for single-family detached residence may be constructed of exterior insulation finish systems (E.I.F.S.) if applied to a masonry surface, provided that the exterior wall of such residences are sided primarily in E.I.F.S.

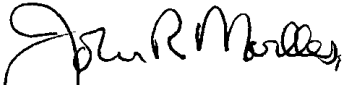
4. Protective Covenants: Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), a document shall be recorded in 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.
5. Chimneys: No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases for all chimneys shall be of the same material as the dwelling foundations.
6. Square Footage: One story residences shall have a minimum of 1400 square feet of finished floor area. Two story residences shall have a minimum of 1600 square feet of finished floor area.
7. Lot Width: The Lots shall have a minimum lot width of sixty (60) feet at the building set back with at least 20% of the lots being at least sixty-five (65) feet in width at the building set back line.
8. Driveways: All driveways for individual dwelling shall be of a hard surface material.
9. Curb & Gutter: Roll-face (3'-0" section) or standard curb and gutter shall be utilized in accordance with the standards of the Henrico County Department of Public Works. Roll-face curb and gutter (2'-6") shall not be utilized.
10. 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 proffered or the unaffected part of any such proffer.
11. Garages: A minimum of fifty (50) percent of the homes will be constructed with at least a one-car garage.
12. Plantings: Each lot will have planted at least two (2) trees within twenty (20) feet of the street right-of-way with a caliper of at least 2.5".
13. There shall be no more than 32 buildable lots.

Virginia Classic Homes
Mr. Thomas P. Hood
September 17, 2002

3

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,


60 Virgil R. Hazelett, P.E.,
County Manager

cc: Director, Real Estate Assessment
Conditional Zoning Index
Gail M. and Llewellyn Held, Jr.
Foster & Miller, P.C.