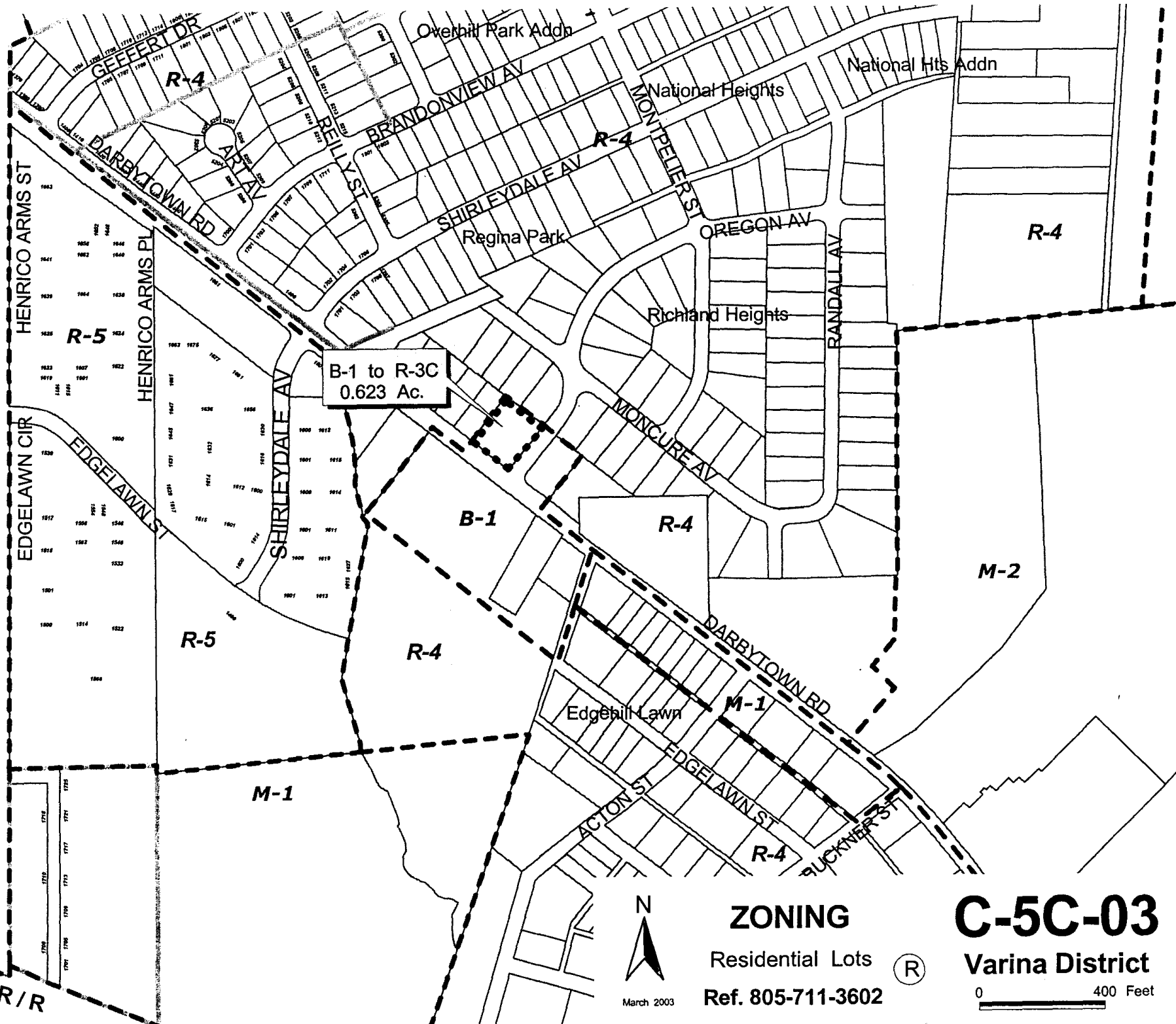


City of Richmond



B-1 to R-3C
0.623 Ac.



March 2003

ZONING

Residential Lots



Ref. 805-711-3602

C-5C-03

Varina District

0 400 Feet

C S X R/R



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

April 15, 2003

Virgil R. Hazelett, P.E.
County Manager

Ms. Jacqueline I. Throckmorton
1550 Darbytown Road
Richmond, VA 23231

Re: Conditional Rezoning Case C-5C-03

Dear Ms. Throckmorton:

The Board of Supervisors at its meeting on April 8, 2003, granted your request to conditionally rezone property from B-1 Business District to R-3C One Family Residence District (Conditional), Parcel 805-711-3602, described as follows:

Beginning at a point on the northern line of Darbytown Road as widening by the dedication accompanying the recordation of said plat, which point is 20' west of the projected intersection of said northern line of said road and the western line of Oregon Avenue, and running thence westwardly along and fronting 130' on the said northern line of Darbytown Road; thence N39°14'E 175' to the center line of a 10' easement for public utilities; thence eastwardly and parallel with the said northern line of Darbytown Road 150' to the western line of Oregon Avenue; thence S39°14'W along the said western line of Oregon Avenue 155' to the beginning of the curved corner of said Avenue and Darbytown Road; thence to the right around said curved corner having a radius of 20' 31.42' to the point of beginning.

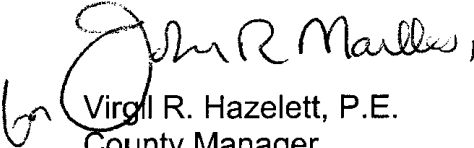
The Board of Supervisors accepted the following proffered conditions, dated February 19, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Dwellings shall have a minimum of 1,100 SF of finished floor area.
2. Dwellings shall have a crawl space. Slab foundations shall only be permitted for sheds or garage.
3. All exterior exposed foundations shall be brick.
4. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick or a similar siding to the exterior treatment of the dwelling. This proffer does not apply to direct vent gas fireplaces or appliances. The exposed base of all chimneys shall be brick.

Ms. Jacqueline I. Throckmorton
April 15, 2003
Page 2

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

pc: Director, Real Estate Assessment
Conditional Zoning Index