

A-1 to R-3C
0.527 Ac.



January 2005

ZONING

Single-Family Subdiv.

Ref. 743-756-3422

C-9C-05

Three Chopt District

0 300 Feet



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 19, 2005

Barrington Investors Ltd.
3307 Church Road, Suite 101
Richmond, VA 23233

Re: Conditional Rezoning Case C-9C-05

Dear Sir:

The Board of Supervisors at its meeting on April 12, 2005, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 743-756-3422, described as follows:

Beginning at a point having a coordinate value of N=3756366.96, E=11743352.10 of the Henrico County GPS Monumentation and control project of June 2000, said point being 341.83' south of the south line of Church Road, thence S20°00'00"E, a distance of 236.28' to a point; thence S88°52'56"W, a distance of 205.35' to a point; thence N28°50'42"E, a distance of 258.06' to the point and place of beginning, containing 0.527 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 11, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):


1. **Lot Clearing:** To the extent reasonably practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways.
2. **Minimum Finished Floor Area:** Homes shall have a minimum of 2,000 square feet of finished floor area.
3. **Chimneys, Foundations and Closets:** Chimneys constructed on the exterior walls of dwellings shall be constructed of brick, dryvit or stone. Chimneys or direct vent fireplaces that extend outward from the wall of the structure shall be enclosed by the same material as the dwelling's exterior and shall have a foundation constructed of the same material as the dwelling's foundation. No

chimney, fireplace enclosure or closet shall be cantilevered.

4. **Foundations:** The exterior exposed walls below the first floor level shall be constructed of brick, dryvit or stone.
5. Lots created with this rezoning shall be incorporated within the Bell Tower subdivision. The aggregate number of lots with this request and the Bell Tower subdivisions, Sections A and B shall not exceed 45. The subject lots shall also be incorporated and governed by the Bell Tower subdivision Home Owner Association.
6. All dwellings built of the subject property shall be architecturally compatible to the dwellings within Bell Tower Subdivision, Sections A and B.
7. There shall be no stem-shaped lots.

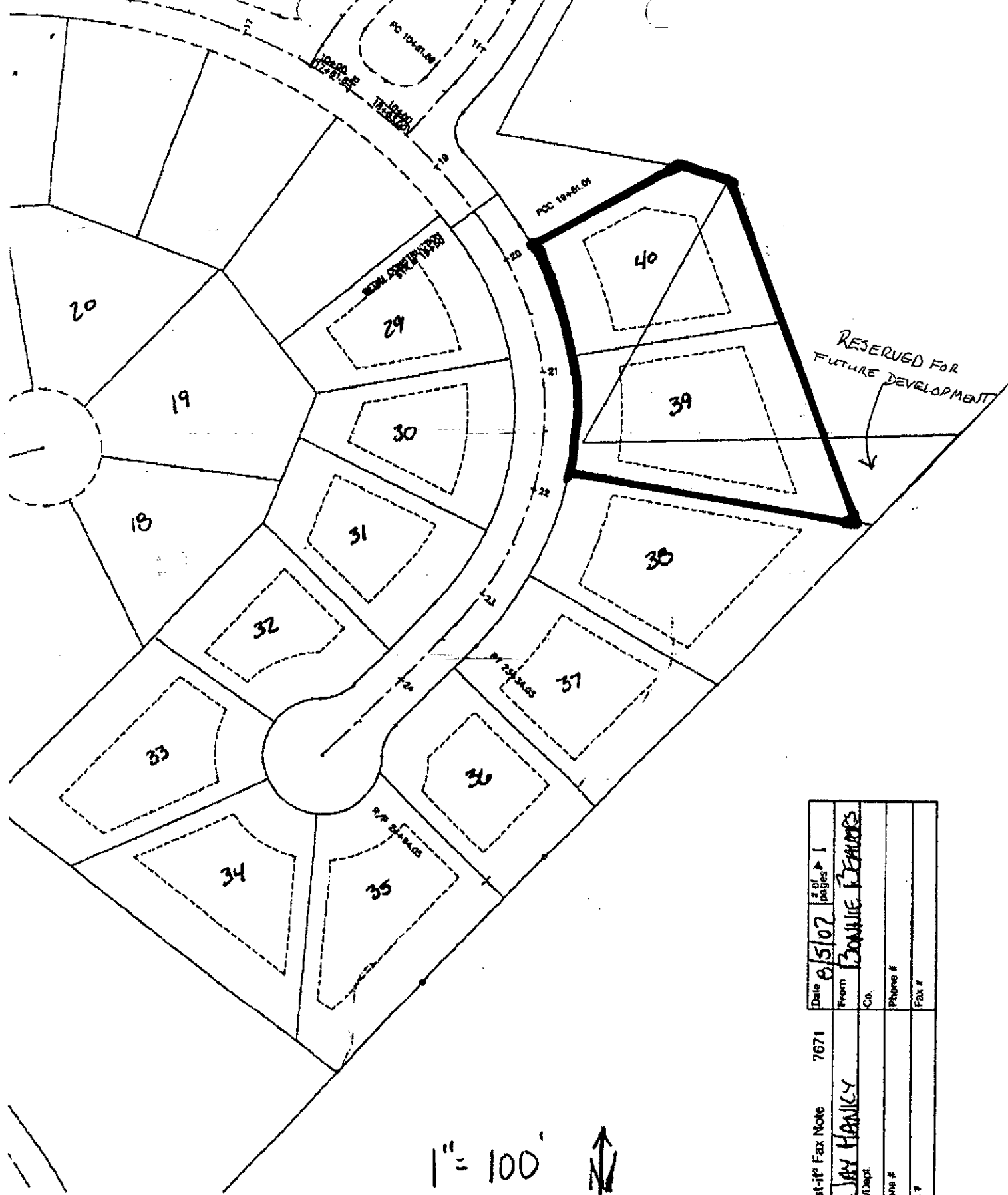
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.


Sincerely,



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

pc: Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning



1" = 100' 

Post-It Fax Note	7671	Date	8/5/02	# of pages	1
To	JAY HANLY	From	BOBBIE FEARNS		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

EXHIBIT A

C-9C-05