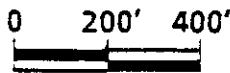


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAMILY RESID.

C-46C-88



PT. 70-AI-7
TUCKAHOE DISTRICT

JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

June 14, 1988

W.F. LAVECCHIA, P.E., AICP
County Manager

Re: Conditional Rezoning Case C-46C-88

Earl Thompson, Inc.
11059 Three Chopt Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on June 8, granted your request to conditionally rezone from A-1 Agricultural to R-2AC One Family Residence District (Conditional), property described as follows:

Part of Parcel 70-A1-7:

Beginning at a point on the W. line of Gayton Rod; said point being 0.7 +- miles south of Broad Street Road; thence S. $41^{\circ} 52' 30''$ W., 421.16' to a point; thence N. $87^{\circ} 25' 30''$ W., 165.50' to a point; thence N. $77^{\circ} 59' 30''$ W., 179.79' to the point and place of beginning; thence N. $77^{\circ} 59' 30''$ W., 884.61' to a point; thence N. $15^{\circ} 44' 30''$ W., 567.97' to a point; thence N. $79^{\circ} 01' 00''$ E., 958.04' to a point; thence S. $37^{\circ} 44' 16''$ W., 353.67' to a point; thence S. $2^{\circ} 42' 15''$ E., 360.41' to a point; thence S. $88^{\circ} 12' 27''$ E., 109.54' to a point; thence S. $72^{\circ} 27' 29''$ E., 69.04' to a point; thence N. $82^{\circ} 10' 25''$ E., 85.05' to a point; thence S. $7^{\circ} 49' 35''$ E., 214.00' to a point; thence S. $12^{\circ} 00' 30''$ W., 49.98' to the point of beginning, containing 12.7 +- acres.

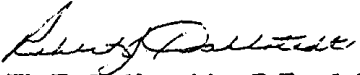
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. All homes shall have a minimum of 1,800 square feet of finished floor area.
2. The density shall not exceed 2.5 units per acre.
3. The visible exterior portions of residence foundations shall be constructed of brick or stone.
4. All exterior portions of residence roofs shall be cedar shake, supra slate or slate.
5. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to accommodate the residential structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services, driveways, and proper drainage.

Earl Thompson, Inc.
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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 W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
J. K. Timmons & Assoc., P.C.