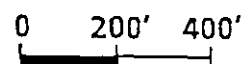


SINGLE FAMILY RESID.
C-72C-89

COUNTY OF HENRICO PLANNING OFFICE
 80-BI-11,12,18,19,20,21,22,23,24,28,33
 TUCKAHOE DISTRICT





COMMONWEALTH OF VIRGINIA
 COUNTY OF HENRICO

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

September 19, 1989

*Also see
 C-28C-92*

Re: Conditional Rezoning Case C-72C-89

Mr. Henry A. Shield
 1607 Rhoadmiller St.
 Richmond, Virginia 23220

Dear Mr. Shield:

The Board of Supervisors at its meeting on September 13, granted your request to conditionally rezone property from R-1 One Family Residence to R-1C and R-2C One Family Residence Districts (Conditional), described as follows:

Parcels 80-B1-11, 12, 18, 19, 20, 21, 22, 23, 24, 28, and 33, described as follows:

Parcel A: R-1 to R-2C

Commencing at a point that marks the intersection of the Eastern right-of-way line of Gaskins Road with the Southern right-of-way line of Derbyshire Road; thence eastwardly along the southern right-of-way line of Derbyshire Road 570' +- to a point being the point of beginning; thence continuing along the Southern right-of-way line of Derbyshire Road S. 64° 19' 50" E., 516.37' to a point; thence along a curve to the right having a radius of 385.00', a length of 48.09' to a point; thence leaving the Southern right-of-way line of Derbyshire Road S. 33° 20' 10" W., 507.17' to a point; thence S. 16° 56' 40" W., 378.24' to a point; thence N. 47° 01' 50" W., 125.15' to a point; thence N. 50° 24' 50" W., 224.20' to a point; thence S. 25° 06' 50" W., 71.05' to a point; thence S. 23° 34' 40" W., 635' +- to a point in the center of Georges Branch; thence westwardly along the center of Georges Branch 390' +- to a point in the center of Georges Branch; thence leaving the center of Georges Branch N. 23° 34' 40" E., 215' +- to a point; thence N. 58° 16' 05" W., 179.92' to a point; thence N. 26° 24' 20" E., 150.00' to a point; thence N. 58° 16' 05" W., 177.00' to a point; thence N. 49° 43' 55" E., 325.00' to a point; thence N. 16° 36' 01" W., 102.24' to a point; thence N. 8° 00' 05" E., 195.00' to a point; thence S. 65° 59' 10" E., 455.36' to a point; thence N. 25° 42' 35" E., 382.70' to a point being the point of beginning, containing 20.3 +- acres.

Parcel B: R-1 to R-1C:

Commencing at a point that marks the intersection of the Southern right-of-way line of Derbyshire Road with the eastern right-of-way line of Gaskins Road; thence southwardly along the eastern right-of-way line of Gaskins Road 399' +- to a point being the point of beginning; thence leaving the Eastern right-of-way line of Gaskins Road S. 65° 59' 10" E., 120.00' to a point; thence S. 8° 00' 50" W., 195.00' to a point; thence S. 16° 36' 01" E., 102.24' to a point; thence S. 49° 43' 55" W., 325.00' to a point; thence N. 58° 16' 05" W., 123.00' to a point on the Eastern right-of-way line of Gaskins Road; thence along the Eastern right-of-way line of Gaskins Road N. 26° 24' 20" E., 541.82' to a point; being to point of beginning, containing 2.27 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).

Mr. Henry A. Shield
Page 2
September 19, 1989

1. The total tract will be developed substantially as set forth in the tentative plans of the layout of roads and lots, subject to review and approval by county officials. (Plat prepared by E. D. Lewis and Associates titled Gaslight and placed with other papers in the zoning case file.)
2. Lots B 20 and B 21 on Georges Branch shall exceed 35,000 square feet in area.
3. Lot B 10, B 11, and B 12 which back up to Gaskins Road shall exceed 25,000 square feet in area.
4. The maximum number of lots on the total tract will not exceed 38.
5. All houses will have exterior brick surfaces in their foundations.
6. All chimneys will be of masonry construction.
7. All roofs will be of cedar, cement tile or slate materials.
8. All houses in the subdivisions will have a minimum of 2400 square feet finished floor area.
9. There will be a landscaped and planted area the entire length of the property fronting on Gaskins Road. There will be no fences over 4' in height in this area.
10. There will be a landscaped and planted area the entire length of the property fronting on Derbyshire Road. There will be no fences over 4' in height in this area.
11. There will be no request for access to any other subdivision.

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



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John R. Marles, AICP
Director of Planning
(804) 501-4602

June 30, 1999

Mr. Scott A. Fath
8201 Yolanda Road
Richmond, Virginia 23229

Re: Proffer Interpretation C-72C-89

Dear Mr. Fath:

You have requested a determination of whether or not your proposed roofing material is an appropriate substitute for proffered materials accepted by the Board of Supervisors with Rezoning Case C-72C-89, Gaslight Subdivision.

In this case, Proffer # 7 states: "All roofs will be of cedar, cement tile or slate materials."

In addition to the materials listed in the proffer, the County has previously accepted a specific alternative product that contained cementous materials and was in the form of slate. Following that logic, alternative roofing materials may be accepted if they (1) contain cementous, slate or cedar [wood] material, and (2) they look like slate, cedar shake or cement tile.

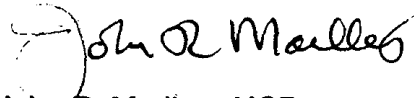
You submitted a roof material sample offered by Owens Corning called *MiraVista Slate*. The information provided indicates it is constructed of slate, clay, resin and glass fiber. The company brochures also indicate it can have the appearance of either slate tile or a cedar shakes (under the product name *MiraVista Shake*). The material also comes with a 50 year limited warranty. You also submitted a sample from Royal Ecoproducts Limited called *Royal Slate Roofing*. Like The *MiraVista Slate*, this product has the appearance of slate. However, the information you provided did not explain what materials go into the *Royal Slate Roofing*. Based on a phone conversation with the manufacturer, Royal Ecoproducts Limited, in Concord, Ontario, it was determined that the product consists entirely of recycled plastic.

Please be advised that we have examined the samples and the product literature that you submitted. We have determined that the use of the *MiraVista Shake* or *MiraVista Slate* complies with Proffer # 7, cited above, and is acceptable in the Gaslight Subdivision. We cannot, however, approve the use of the *Royal Slate Roofing*.

Scott A. Fath
June 30, 1999
Page 2

If you have additional questions, please contact me or John Merrithew at 501-4602.

Sincerely,

A handwritten signature in black ink that reads "John R. Marlies". The signature is written in a cursive style with a large initial "J" and "M".

John R. Marlies, AICP
Director of Planning

pc: Assistant Director of Planning
Principal Planner, Comprehensive Planning
Principal Planner, Community Development
Principal Planner, Zoning Administration



Randall R. Silber
Acting Director of Planning
(804) 672-4604

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 3, 1997

Mr. Scott Garrett
Hopper Homes
1575 Mountain Road
Glen Allen, VA 23060

Re: Proffered Condition #7, Rezoning Case C-72-C-89
Gaslight Subdivision

Dear Mr. Garrett:

The property that is developed as the Gaslight Subdivision was zoned on September 13, 1989, by rezoning case C-72C-89. At that time, Proffered Condition #7, which is as follows, was accepted by the Board of County Supervisors:

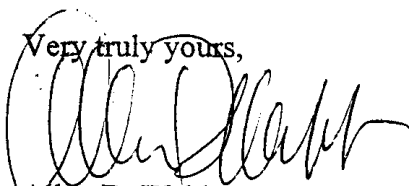
7. All roofs will be of cedar, cement tile or slate materials.

You have recently provided a sample and requested determination as to whether a specific product may be used for roofing on the dwelling situated on lot 32, block A of the Gaslight Subdivision. The proposed roofing material, known as *Quantum Roof Panel*, is manufactured by Re-Con Building Products, Inc., a Canadian company with a U.S. address at PO Box 1094, Sumas, WA 98295. It is described as "a fiber-cement roofing product" in the product literature prepared by the manufacturer.

Please be advised that we have examined the sample and product literature you submitted. We have determined that use of the Quantum Roof Panel is acceptable in the Gaslight Subdivision as it complies with the above cited proffered condition #7.

If additional information is needed, please contact me.

Very truly yours,


Allen D. Webb
Zoning Conformance Officer

cc: Ms. Nancy Kreynus and Planning Office Technicians
Conditional Rezoning Case C-72C-89 file
Conditional Zoning Index
Gaslight Subdivision file

Per ADW 1/7/98:

"Eternit Slate®" roof tiles ok in that they are made from a "cementous" material and are in the form of slates,

JWE