

**AMEND PROFFERED
CONDITIONS**

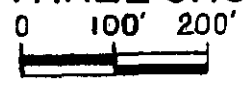
COUNTY OF HENRICO PLANNING OFFICE

78-B2-16,19 PT. 17

THREE CHOPT / TUCKAHOE DISTRICT

AMEND PROFFERED COND.

C-31C-91



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 26, 1991

Re: Conditional Rezoning Case C-31C-91

Commonwealth Land Trust
1807 Libbie Avenue
Richmond, Virginia 23226

Gentlemen:

The Board of Supervisors at its meeting on September 25, granted your request to amend proffered conditions on part of Parcel 78-B2-17 and Parcels 78-B2-16 and 19 conditionally Rezoned with Case C-102C-88.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to the remaining proffered conditions accepted with C-102C-88 and all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

- V. 1. Homes shall have minimum square footage of 1,200 square feet of finished floor area. Homes, exclusive of any garages or basements (which may be finished or unfinished), shall not exceed two stories. A basement shall be defined as having a ceiling whose height projects no greater than five feet above the average established curb grade or above the average finished grade at the front building line, if higher. Any home containing a garage having a ceiling whose height projects greater than five feet above the average established curb grade or above the average finished grade at the front building line, if higher, shall have no more than one story above such garage.
- V. 2. The exposed portion of exterior wall surfaces of each building shall be, in the aggregate for the building, more than one-half brick. Without limiting the generality of the foregoing each of the side (front, back, left side and right side) of buildings A, H, S, P, O, and X (as shown on the Tentative Subdivision Plat prepared by Austin Brockenbrough and Associates, dated 1-24-91 and identified as Exhibit A) shall contain at least 20% brick. With respect to the type and quality of materials (and not quantities) the exterior of each building shall be similar in architectural treatment and material to the exteriors of other buildings. Applicant

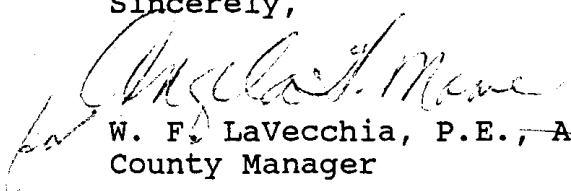
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or the then owner shall be responsible for submitting, along with the building permit application, for each building, calculations evidencing such building's compliance with this proffer.

A fee of \$50.00 for your request for deferral from September 11, 1991 to September 25, 1991 is due and should be submitted immediately.

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,


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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
~~Conditional Zoning Index~~
Mr. T. Craig Harmon, Esquire
Ms. Ruth K. Williams
Messrs. Thomas B. Kastenbaum,
Robert B. Kastenbaum and Ms. Jane R. Asch