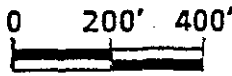


COUNTY OF HENRICO PLANNING OFFICE

SINGLE - FAMILY RESIDENTIAL

C-21C-92



70-B2-4
THREE CHOPT DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 17, 1992

Re: Conditional Rezoning Case C-21C-92

Mr. Earl Thompson
Earl Thompson, Inc.
2200 Pump Road, Suite 205
Richmond, Virginia 23233

Dear Mr. Thompson:

The Board of Supervisors at its meeting on June 10, granted your request to conditionally rezone property from A-1 Agricultural to R-4C One Family Residence District (Conditional), Parcel 70-B2-4, described as follows:

Beginning at a point at the intersection of the N. line of Church Road with the west line of Pump Road; thence in a northerly direction along the W. line of Pump Road 404.5' +/-; thence S. 73° 30' 30" W., 6.10' +/- to the point and place of beginning of the parcel to be rezoned; thence S. 73° 30' 00" W., 637.00'; thence N. 16° 30' 00" W., 345.00'; thence N. 73° 30' 00" E., 627.00'; thence S. 18° 04' 57" E., 344.84' to said point and place of beginning, containing 5.0 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):


1. Minimum Lot Area. All lots shall contain a minimum of 9500 square feet.
2. Minimum Finished Floor Area. All residences shall have a minimum of 1400 square feet of finished floor area.
3. Foundations. The exterior portions of residence foundations shall be constructed of brick.
4. Access Limitations. As long as Pump Road functions as a through road, there shall be no direct vehicular access to or from any residential lot developed on the property to or from Pump Road.
5. Setbacks. Houses constructed on lots adjacent to Pump Road shall have a side yard setback on the Pump Road side of at least 25 feet.
6. 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.
7. Right-of-Way Dedication. The appropriate dedication for the widening of existing Pump Road as determined at the time of Conditional (Tentative) Subdivision review shall be dedicated at no cost to the County of Henrico or the Virginia Department of Transportation.

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8. Temporary Construction Easement. In the event the final road construction plans for Pump Road, or realigned Pump Road, require that temporary construction easements are needed along this Property, such temporary construction easements shall be granted to the County.
9. Chimney Foundations. The exterior portions of foundations of all prefabricated chimneys shall be constructed of brick.
10. A model home containing a brick chimney shall be constructed on the property. Brick chimneys must be offered as an option to buyers of new homes.

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

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