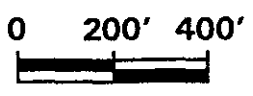


72-B1-18 & 27

THREE CHOPT DISTRICT

SINGLE FAMILY RESID.

C-44C-93



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 30, 1993

Re: Conditional Rezoning Case C-44C-93

Mr. and Mrs. Wilbur L. Pruett
13641 North Gayton Road
Richmond, Virginia 23233

Dear Mr. Pruett:

The Board of Supervisors at its meeting on November 24, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 72-B1-18, and 27, described as follows:

Beginning at a point on the eastern line of Gayton Road said point being located approximately 0.3 mile south of W. Broad Street; thence proceeding in an easterly direction S. 63° 55' 57" E., 466.35' to a point; thence S. 61° 41' 21" E., 115.5' to a point; thence proceeding in a southerly direction S. 30° 07' 11" W., 44.2' to a point; thence S. 20° 37' 11" W., 43.5' to a point; thence proceeding in an easterly direction N. 81° 37' 11" E., 5' more or less to the center of Peters Branch; thence proceeding in a southly direction along the center of Peters Branch as it meanders 810' more or less to a point; thence proceeding in a westerly direction N. 56° 00' W., 513' more or less to a point in the eastern line of Gayton Road; thence proceeding in a northerly direction N. 34° 00' E., 655.61' to the point and place of beginning, containing 8.69 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. Any development of the property shall comply with the requirements of the R-3 District with the exception of the front yard setback which shall be no less than 35 feet.
2. All homes shall have a minimum of 1700 square feet of finished floor area.
3. The exposed portions of exterior residence foundations shall be constructed of brick, stone or dryvit. Dryvit shall only be used if the majority of the exterior of the residence is dryvit.
4. To the extent reasonably practicable, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways.
5. Access to North Gayton Road will be restricted to only one public road, with no access

Mr. & Mrs. Wilbur L. Pruett
November 30, 1993

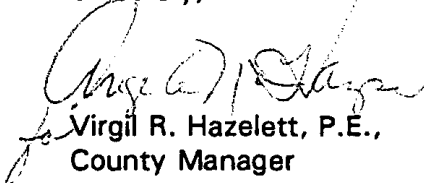
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from individual lots to or from North Gayton Road.

6. Right-of-way shall be dedicated for the widening of North Gayton Road provided said widening is not greater than thirty feet from the existing center line.
7. A landscape strip of 15 feet shall be provided along North Gayton Road. Within this strip, the developer shall provide fencing, a berm and/or landscaping, however, any fencing along North Gayton Road shall be placed at least 10 feet from the right-of-way line. The landscape buffer shall be in addition to the minimum required setbacks.
8. All chimneys shall match the exposed exterior residence foundation. Gas vented fireplaces shall have bases that also match the foundation. Cantilevered chimneys shall not be permitted.

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,



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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Melvin Corso