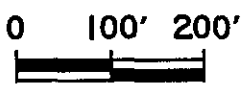


103-A1-86

FAIRFIELD DISTRICT

SINGLE FAMILY RESIDENCES

C-81C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

January 31, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-81C-94

Atack Properties, Inc.  
4435 Waterfront Dr.  
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on January 25, granted your request to conditionally rezone property from M-1 Light Industrial District to R-2AC One Family Residence District (Conditional), Parcel 103-A1-86, described as follows:

Beginning at a set rod on the SE. corner of Old Francis Road and U. S. Route 1; thence along the S. line of Old Francis Road S. 84° 58' 13" E., 176.03' to a rod; thence S. 11° 36' 43" E., 480.60' to a rod; thence S. 87° 08' 17" W., 122.05' to a rod; thence along the NE. line of Route 295 Exit ramp N. 34° 06' 23" W., 237.25' to a V.D.H. Monument; thence along the E. line of U. S. Route 1 N. 02° 49' 19" W., 123.26' to a rod set at disturbed V.D.H. Monument; thence continuing along the E. line of U. S. Route 1 along a curve to the left having a radius of 5819.28' and a length of 173.10' to a set rod on the S. line of Old Francis Road, being the point and place of beginning, containing 2.037 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. Protective Covenants. Prior to the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development.
2. Foundations. All exposed exterior portions above grade of the foundations of each dwelling constructed on the Property shall be of brick or stone.
3. Driveways. All driveways and entrance ways to each lot and/or dwelling shall be paved.
4. Size of Single Family Dwellings. The livable floor area of single family detached dwellings constructed on the Property will not be less than 1,600 square feet of finished floor area.

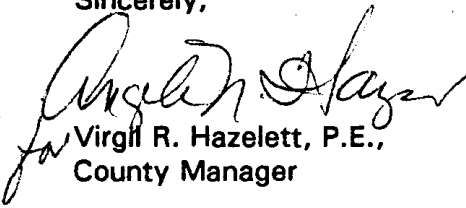
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Atack Properties, Inc.  
January 31, 1994

- 2 -

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: Director, Real Estate Assessment  
Conditional Zoning Index  
J. K. Timmons & Assocs.