



COUNTY OF HENRICO

December 19, 1995

VIRGIL R. HAZELETT, P.E.
County Manager

Re: Conditional Rezoning Case C-64C-95

Wilton Land Corporation
12095 Gayton Road
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on December 13, 1995, granted your request to conditionally rezone property from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 92-A1-15, described as follows:

Beginning at a point on the S. line of Hungary Road, 1246 +/- west of Hungary Ridge Road extended; from said point S. 71° 38' 51" W., 88' to a point; thence S. 21° 15' 55" E., 278.26' to a point; thence S. 21° 05' 34" E., 638.00' to the point of beginning of subject parcel; from the described point of beginning S. 88° 36' 56" E., 132' to a point; thence S. 7° 30' 43" E., 839.84' to a point; thence N. 86° 30' 12" W., 608.11' to a point; thence N. 5° 33' 24" E., 792.48' to a point; thence N. 88° 01' 07" E., 288.66' to the point of beginning, containing 9.58 acres and being a portion of the same land shown on a plat by George M. Stephens, dated March 31, 1978.

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. The exterior portion of residence foundation above finished grade shall be constructed of brick.
2. No portion of the property shall be developed as a controlled density subdivision.
3. The minimum square footage for houses within the development shall be 1100 square feet for ranchers, 1250 square feet for cape cods, and 1350 square feet for two stories. Cape cods and two stories may be constructed with up to 1/3 to be unfinished.
4. All fireplace chimneys, including gas vents, shall have a brick foundation and be enclosed in brick and/or a siding similar to the homes' exterior.
5. Utility easement shall be provided to the adjacent property owners for their collective use. Location of easements to be determined at time of subdivision approval.
6. A 20' area shaded in blue (see case file layout) shall be reserved as a buffer in addition to the required setback. Clearing in this buffer shall be limited to trees of a caliper of less than 5" in diameter.

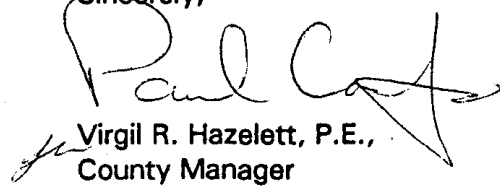
Wilton Land Corp.
December 18, 1995

2

7. Area highlighted in red shall be fenced (see case file layout). Type and height of fencing shall be approved by the Planning Commission at time of subdivision approval.
8. No more than 30 single family homes and their related buildings (i.e. garages, sheds, etc.) shall be constructed on the subject site.

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
✓ Ms. Madeline J. Hoens