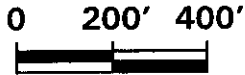


**PART OF 46-0A-21
THREE CHOPT DISTRICT**

**SINGLE FAMILY RESIDENTIAL
C-76C-95**





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 16, 1996

Re: Conditional Rezoning Case C-76C-95

Barrington Brooke Company
12321 Ashton Mill Terrace
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on April 10, 1996 granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Part of Parcel 46-A-21, described as follows:

Beginning at a point marked by an iron rod said point being S. 29° 54' 15" W., 54.36' from the southwest end of Longview Landing Drive; thence from said point of beginning S. 36° 28' 38" W., 329.88' to a point; thence S. 40° 28' 27" W., 706' +/- to the centerline of Stony Run; thence along the centerline of Stony Run in a northerly direction 1175' more or less to a point in the center line of Stony Run; thence N. 66° 30' 11" E., 56' +/- to a point marked by a rod; thence N. 64° 40' 39" E., 64.27' to a point; thence S. 72° 48' 59" E., 20.56' to a point; thence along a curve to the left having a radius of 998.05', a length of 237.83' to a point; thence S. 86° 28' 11" E., 19.69' to a point; thence along a curve to the left having a radius of 994.93'; a length of 669.61' to a point; thence N. 54° 58' 08" E., 250.28' to a point; thence S. 38° 11' 24" E., 159.53' to a point marked by an iron rod; thence S. 29° 54' 15" W., 527.70' to a point marked by an iron rod and the place of beginning, containing 19.3 +/- 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 24, Code of Henrico (Zoning Ordinance):

1. **ACCESS LIMITATIONS:**
There shall be no direct vehicular access to or from any residential lot developed on the property to or from the proposed Three Chopt Road.
2. **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.

3. **MINIMUM FINISHED FLOOR AREA:**
Homes shall have a minimum of 2,000 square feet of finished floor area.

4. **CHIMNEYS AND FOUNDATIONS:**
Chimneys constructed on the exterior wall of the dwelling shall be constructed of brick, dryvit or stone. Chimneys or direct vent fireplaces that extend outward from the wall of the structure shall be enclosed by the same material as the dwelling's exterior and shall have a foundation constructed of the same materials as the dwelling's foundation. No chimneys or fireplace enclosures shall be cantilevered. The exterior exposed portions of all foundation walls shall be constructed of brick, dryvit or stone.

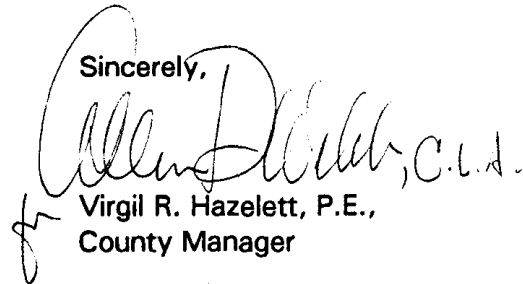
5. **NATURAL BUFFER:**
A natural buffer of a minimum of 20' in width will be maintained along the rear of Lots 6 through 12.

A natural buffer will be maintained along the rear of Lot 1 and the side of Lot 3. The buffer will be a minimum of 20' in width from the south right-of-way line of Proposed Three Chopt Road as such right-of-way is determined at the time of tentative subdivision review. All as shown on sketch marked Exhibit "A" (see case file).

Utility easements, signage, fences and other facilities permitted or as required by the Planning Commission at the time of Subdivision Approval, or by any other governmental body may be permitted within the buffer. No fencing may be installed within 10 feet of the right-of-way line of Proposed Three Chopt Road.

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
Mr. E. Delmonte Lewis