



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 18, 2000

Re: Conditional Rezoning Case C-18C-00

Mr. John J. Hanky, President
Barrington Investors, Ltd.
3307 Church Road, Suite 101
Richmond, VA 23233

Dear Mr. Hanky:

The Board of Supervisors at its meeting on April 11, 2000, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-13A, described as follows:

Beginning at a point on the east line of Loreine's Landing Lane, said point being 808.77' south of the south line extended of Church Road; thence from said point of beginning and continuing along the east line of Loreine's Landing Lane in a northern direction along a curve to the right with a radius of 882.86' and a length of 333.65' to a point; thence N 17° 27' 11" W, 112.37' to a point; thence along a curve to the right with a radius of 295.24' and a length of 80.75' to a point; thence N 01° 46' 58" W, 133.49' to a point; thence leaving the east line of Loreine's Landing Lane along a curve to the right with a radius of 50.00' and a length of 61.64' to a point on the south line of Church Road; thence continuing along the south line of Church Road N 68° 51' 11" E, 21.61' to a point; thence along a curve to the right with a radius of 1393.74' and a length of 347.03' to a point; thence along a curve to the right with a radius of 2927.27' and a length of 786.89' to a point; thence S 81° 28' 43" E, 142.13' to a point; thence leaving the S. line of Church Road S 28° 52' 12" W, 333.42' to a point; thence S 79° 24' 40" E, 199.81' to a point; thence S 28° 52' 12" W, 258.09' to a point; thence N 88° 53' 59" E, 320.60' to a point; thence S 44° 11' 00" W, 581.88' to a point; thence S 41° 37' 01" W, 185.72' to a point; thence N 51° 28' 00" W, 441.40' to a point; thence N 58° 44' 00" W, 174.60' to a point; thence N 56° 38' 49" W, 320.79' to a point; thence S 15° 49' 40" W, 163.05' to the point and place of beginning containing 24.619 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated April 6, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

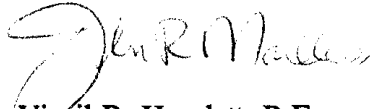
1. **Access Limitations**
There shall be no direct vehicular access to or from any residential lot developed on the property to or from Church Road.
2. **Lot Clearing**
To the extent reasonable practicable, the clearing of mature trees on residential lots by the developer shall be limited to trees in 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. **Buffer**
A buffer, a minimum of 20' width, will be provided along and adjacent to the ultimate right-of-way line of Church Road as such right-of-way is determined at the time of subdivision review. The buffer will be in addition to required rear and side yard setbacks. The buffer will consist of berms, landscaping, fencing or may be left in its natural condition or a combination thereof, except to the extent necessary or required for utility and drainage easements, signage, access to and from public right-of-way as required by the Planning Commission at the time of subdivision review. No fencing may be installed within fifteen (15) feet of the ultimate right-of-way line of Church Road except for entrance way fencing.
6. The total number of lots on the 24.619 acres shall not exceed 45.
7. All rights-of-way shall be at least 44 feet wide except those required for a divided entrance and exit road.
8. There shall be no stem-shaped lots.

Mr. John J. Hanky, President
Barrington Investors, Ltd.
April 18, 2000

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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,

A handwritten signature in cursive script, appearing to read "Virgil R. Hazelett".

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Benedictine Society of Virginia