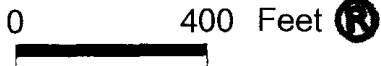


A-1 to R-3C  
1.52 Ac.



SINGLE - FAMILY  
RESIDENTIAL

**C-34C-02**  
THREE CHOPT DISTRICT



June 2002 Ref. 738-756-5709



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

July 30, 2002

Re: Rezoning Case C-34C-02

Mr. Curtis D. Gordon  
West End Developers, LLC  
1360 E. Parham Road, Suite 200  
Richmond, VA 23228

Dear Mr. Gordon:

The Board of Supervisors at its meeting on July 23, 2002, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 738-756-5709 (56-A-31) described as follows:

Beginning at a point on the south line of Sunrise Road, said point being 528'± west from the centerline of Pump Road; thence leaving the south line of Sunrise Road S17°15'00"E, 392.42' to a point; thence S72°03'47"W, 168.00' to a point; thence N17°15'00"W, 395.90' to a point on the south line of Sunrise Road; thence continuing along the south line of Sunrise Road N73°15'00"E, 168.00' to the point and place of beginning, containing 1.52 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated July 22, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Minimum house size for homes to be constructed on this property shall be:  

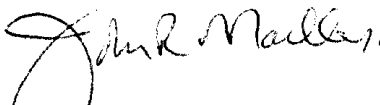
2 story:	1,500 square feet minimum
1 story:	1,200 square feet minimum
2. The exterior foundation of any dwelling constructed on the property shall be brick. This restriction shall apply to future conversions and additions, except for porches.
3. All chimneys shall be brick veneers. Cantilevered chimneys shall be prohibited.

The following shall be installed prior to the issuance of a certificate of occupancy unless an alternative plan is specifically requested and approved by the Director of Planning at the time of Final Subdivision approval:

4. On the existing property at 11911 Sunrise Road.
  - a). Fence. A six foot high shadow box style privacy fence shall be installed along the western property line adjacent to 11915 Sunrise Road. The fence shall start from the rear corner of the existing dwelling at 11911 Sunrise Road and extend to the rear property line.
  - b). Landscaping. Either white pines or Leyland Cypress shall be planted along the western property line adjacent to 11915 Sunrise Road. The plants shall be planted between the rear corner of the existing dwelling at 11911 Sunrise Road and extend to the front property line. The initial plantings shall be at least three feet in height and spaced six feet apart.
  
5. On the proposed lot to be created to the south of the existing dwelling at 11911 Sunrise Road.
  - a). Fence. A six foot high, shadow box style privacy fence shall be installed along the western property line adjacent to 11915 Sunrise Road. The fence shall start from the rear corner of the dwelling and extend to the rear property line.
  - b). Landscaping. Either white pines or Leyland Cypress shall be planted along the western property line adjacent to 11915 Sunrise Road. The plants shall be planted between the rear corner of the dwelling and extend to the front property line. The initial plantings shall be at least three feet in height and spaced six feet apart.

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,

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

Mr. Curtis D. Gordon  
West End Developers, LLC  
July 30, 2002

3

pc: Director, Real Estate Assessment  
Conditional Zoning Index  
Edith E. Flora  
Curtis D. Gordon, Esquire