

See (10-A-19NA)

R-6C

R-2AC

A-1

B-2C

R-3C

B-2C

R-5AC

O-2C

R-2C

A-1

A-1

ROAD

A-1, R-3C to R-5AC
3.482 Ac.

R-4AC

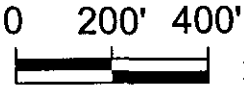
A-1

A-1

SINGLE - FAMILY RESIDENTIAL

THREE CHOPT DISTRICT

C-9C-02



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

March 19, 2002

Re: Conditional Rezoning Case C-9C-02

Mr. Stephen N. Thomas
2816 Hungary Road
Richmond, VA 23228

Dear Mr. Thomas:

The Board of Supervisors at its meeting on March 12, 2002, granted your request to conditionally rezone property from A-1 Agricultural District and R-3C One Family Residence District (Conditional) to R-5AC General Residence District (Conditional), Parcel 744-772-8254 (18-A-15B) and part of Parcel 744-772-1191 (18-A-16) described as follows:

Legal Description – Parcel 1

Beginning at a point located 1,192.85' east of the eastern right-of-way line of Shady Grove Road; thence N 20°34'10" E a distance of 139.66' to a point; thence N 55°58'40" W a distance of 368.06' to a point; thence S 12°18'17" W a distance of 45.63' to a point; thence N 70°49'33" W a distance of 364.64' to the place and point of beginning, containing 0.764 acres.

Legal Description – Parcel 2

Beginning at a point located 1,298.61' from the southern right-of-way line of Old Nuckols Road; thence S 42°15'40" W a distance of 131.84' to a point; thence S 47°27'00" E a distance of 100.25' to a point; thence S 12°08'10" W a distance of 254.65' to a point; thence N 55°54'00" W a distance of 368.06' to a point; thence N 20°35'00" E a distance of 261.53' to a point; thence N 23°22'00" E a distance of 115.04' to a point; thence S 58°50'00" E a distance of 275.29' to the place and point of beginning, containing 2.718 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 12, 2002, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

- I. Underground Utilities - All utilities shall be installed underground.

2. Protective Covenants - Prior to or concurrent with recording the subdivision plat, a document setting forth controls (Declaration of Covenants, Conditions and Restrictions (DCC&Rs)) of the development and maintenance of the property shall be recorded in the Clerk's office of the Circuit Court of Henrico County, VA. The DCC&Rs shall be recorded prior to the conveyance of any lot. However, right-of-ways, roads and easements for utilities may be conveyed prior to the recordation of a final plat.
3. Foundations - The visible exterior portions of foundations shall be constructed of brick or stone.
4. Chimneys and Windows - Cantilevered chimneys and windows shall be prohibited. The foundation of any chimney or window shall be consistent with the foundation of the main dwelling.
5. Minimum Floor Area - The minimum finished square footage of a one-story dwelling shall be 1400 square feet. The minimum square footage of a two-story dwelling shall be 1600 square feet.
6. Garages - All dwellings shall have attached 2 car garages.
7. Severance - The unenforceability, illegality, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of other proffers or the unaffected part of any such proffer.
8. Lot Width - The minimum lot width at the building line shall be 60'.
9. Exterior of Homes - The exterior of at least 33% of the dwellings shall have at least 51% of the exterior front elevations constructed of brick.
10. Dwelling Type - All dwellings constructed on the Property shall be detached structures.
11. For lots backing up to Scots Glen at Twin Hickory, all trees except those that are naturally dead or diseased with a caliper of five (5) inches or greater within the rear twenty (20) feet of the lot shall not be removed by the developer or the initial home builder except where utility or drainage easements are required.

Mr. Stephen N. Thomas
March 19, 2002

3

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,



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

pc: Director, Real Estate Assessment
Conditional Zoning Index
John and Luitgard Webb
Lillian S. Bernard
Ronald R. Green