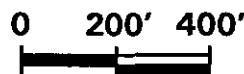


PT. OF 92-A1-19

BROOKLAND DISTRICT

DETACHED/SEMI-DETACHED DWELL.
WITH ZERO LOT LINES

C-2C-94



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

February 16, 1994

Re: Conditional Rezoning Case C-2C-94

Essex Home Mortgage & Servicing Corp.
P. O. Box 9230
Virginia Beach, Virginia 23450

Gentlemen:

The Board of Supervisors at its meeting on February 9, granted your request to conditionally rezone property from R-5 General Residence District and R-5C General Residence District (Conditional) to R-5AC General Residence District (Conditional), Part of Parcel 92-A1-19, Shannon Green, Section 23, described as follows:

Beginning at intersection of the S. line of Shannon Green, Section 16 and the E. line of Longford Drive; thence with the S. line of Section 16, N. $87^{\circ} 02' 02''$ E., 87.67'; thence N. $85^{\circ} 50' 52''$ E., 280.01'; thence S. $29^{\circ} 02' 50''$ W., 499.59'; thence S. $66^{\circ} 44' 36''$ W., 223.14'; thence S. $06^{\circ} 11' 06''$ W., 177.47'; thence N. $83^{\circ} 48' 54''$ W., 564.15'; thence S. $82^{\circ} 51' 12''$ W., 101.38' to a point of intersection with the E. line of Olde West Drive; thence on a curve to the left along the E. line of Olde West Drive having a radius of 415.00', 232.18'; thence N. $32^{\circ} 17' 56''$ W., 181.02'; thence along a curve to the right having a radius of 20', 32.69' to a point on the S. line of Longford Drive; thence continuing with the S. line of Longford Drive on a curve to the right having a radius of 128', 92.01'; thence S. $77^{\circ} 27' 00''$ E., 150.58'; thence on a curve to the left having a radius of 622.00', 148.37'; thence N. $86^{\circ} 01' 31''$ E., 328.30'; thence on a curve to the left having a radius of 222.00', 298.53'; thence N. $05^{\circ} 29' 06''$ E., 90.55' to the point and place of beginning, containing 9.025 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 22, Code of Henrico (Zoning Ordinance):

1. A twenty-five foot landscape easement will be established along the border of this property where it shares such border with property zoned R-2A. Said easement shall remain in its natural wooded state except that underbrush, fallen, diseased or dead plant growth may be removed and except to the extent required for the construction, operation and maintenance of streets and/or utility lines or purposes required or approved by the Planning Commission at the time of subdivision approval.
2. The exposed exterior portions of foundations of all homes constructed on the Property shall be of brick construction.

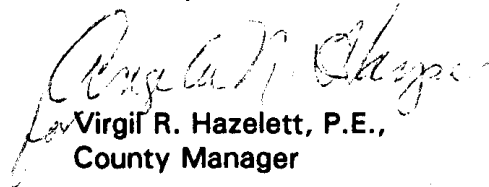
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3. On all homes constructed on the Property which have a fireplace and chimney, the outside base of said chimney will be constructed of brick to match the type of brick used on the foundation.
4. The minimum square footage of finished living space in all homes will be 1400 square feet.
5. In the construction of the site improvements required for the property subject to this rezoning, the Developer and Builders will use best efforts to preserve all trees other than those that must be removed for the construction, operation and maintenance of streets and/or utility lines, construction of dwellings, or purposes required or approved by the Planning Commission at the time of subdivision approval.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Mr. David F. Harris