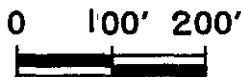


80-B1-27

TUCKAHOE DISTRICT

SINGLE FAMILY RESID.

C-87C-94



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO



January 31, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-87C-94

Ms. Elizabeth W. Carter
9100 River Road
Richmond, Virginia 23229

Dear Ms. Carter:

The Board of Supervisors at its meeting on January 25, granted your request to conditionally rezone property from R-1 One Family Residence District to R-3C One Family Residence District (Conditional), Parcel 80-B1-27, described as follows:

Beginning at a point approximately .3 +- mile southwest of Patterson Avenue on the W. line of Gaskins Road; thence from such point of beginning S. 25° 46' 13" W., 205.71' to a point; thence N. 78° 47' 58" W., 170.55' to a point; thence N. 24° 12' 02" E., 209.22' to a point; thence S. 77° 14' 31" E., 175.12' to the point of beginning, containing .80 acre.

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):

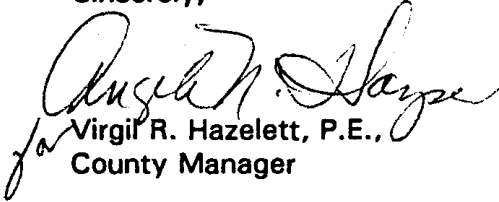
1. Protective Covenants. Prior to or concurrent with the recordation of a subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (other than for the dedication of easements, roads or utilities), there shall be recorded a document in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property.
2. Foundations. All exposed exterior portions of the foundations of each dwelling constructed on the Property shall be of brick or stone.
3. Fireplaces. All coal burning or wood burning fireplaces must have brick or stone chimneys, gas or ornamental fireplaces may be wall-vented with no chimneys as allowed by applicable building codes; provided, however, such vented enclosures must not be cantilevered and must have a base similar to the foundation.
4. Landscaped Buffer. A natural and/or landscaped buffer of trees, shrubs and plantings will be provided along the right-of-way line of Gaskins Road abutting the eastern boundary of the Property substantially the same as shown on the "Conceptual Buffer Planting Plan Gaskins Road/Haynes Property", dated January 27, 1994, prepared by Higgins Associates, Inc., a copy of which is attached as Exhibit 1 (see case file), as same may be modified by the Planning Commission at the time of subdivision approval. The aforesaid buffers shall be provided and maintained by the owner of the Property.

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Ms. Elizabeth W. Carter
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January 31, 1995

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. Andy Kestner
Ms. Beverley Long