



C-41C-81 ----- 93-BI-49
C-42C-81 ----- 93-BI-99,17,39,51,75
C-43C-81 ----- 93-BI-104
 ----- 94-AI-12,14 and pts. of others

THREE CHOPT
 0 200' 400'
 DISTRICT

CRESTVIEW
 ELEM.
 SCHOOL



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

September 15, 1981

Re: Conditional Rezoning Case C-43C-81

Mr. Jay Weinberg
P. O. Box 12085
Richmond, VA. 23230

Dear Mr. Weinberg:

At its September 9, meeting, the Board of Supervisors accepted the amended and restated proffered conditions offered on behalf of the property owners and conditionally rezoned from R-3 One Family Residence to R-6 General Residence District the below described property in accordance with your request and the recommendations of the Planning Commission.

The property, identified as tax parcels 93-B1-104, 94-A1-12 and 14 and part of tax parcels 93-B1-49, 50, 52, and 54 is described as follows:

Beginning at a point on the N. line of Brigham Road, approximately 11.13' southwest of intersection of the N. line of Brigham Road extended and the S. line of Forest Avenue extended; thence S. $62^{\circ} 00' 00''$ W., a distance of 31.26' to a point; thence N. $28^{\circ} 00' 00''$ W., a distance of 120.83' to a point; thence S. $62^{\circ} 00' 00''$ W., a distance of 110.00' to a point; thence N. $88^{\circ} 04' 15''$ W., a distance of 1,270.09' to a point; thence N. $02^{\circ} 02' 29''$ E., a distance of 301.36' to a point on the S. line of Forest Avenue; thence N. $80^{\circ} 22' 00''$ E., a distance of 498.53' to a point on the S. line of Forest Avenue; thence along the arc of a curve to the east having a radius of 914.93', a distance of 130.11' to a point; thence S. $9^{\circ} 25' 05''$ W., a distance of 401.57' to a point; thence S. $88^{\circ} 04' 15''$ E., a distance of 214.04' to a point; thence N. $9^{\circ} 25' 05''$ E., a distance of 389.22' to a point on the S. line of Forest Avenue; thence along the arc of a curve to the southeast, a radius of 914.93', a distance of 771.27' to a point on the S. line of Forest Avenue; thence on the arc of a curve to the south, having a radius of 25 feet, a distance of 20.94', to the point of beginning, containing \pm 8.91 acres.

The following proffered conditions were accepted by the Board of Supervisors and further regulate the above described property in addition to all applicable provisions of Chapter 22 of the Code of Henrico (Zoning Ordinance).

1. No portion of the Property shall be used for apartments or multi-family residential units. 2. The Property shall have no direct vehicular access to or from the streets in the residential neighborhoods along its southern boundary. 3. The Property will be properly buffered, bermed or screened across the entire rear or southern boundary thereof (except as may be modified to construct utility lines, if any), as same shall be approved by the Henrico County Planning Commission, at the time of Plan of Development approval. 4. The exterior treatment of any office building constructed on the Property shall be the same on all sides. Roof lines of each building shall have design consistency on all of its sides. 5. The vertical distance from the average

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finished grade at the building line most directly facing the southern boundary of the Property, to the highest point of the roof of a flat roof, or ~~Mr. Jay Weinberg~~ the deck line of a mansard roof, or the mean height level between the eaves and ridge for a gable, hip, or gambrel roof, shall not exceed the lesser of two and one-half (2 1/2) stories or thirty-five (35) feet. 6. Parking and vehicular access layouts on individual sites on the Property shall be designed so as to permit interconnection between sites and the use of common entrance/exits wherever practicable, so as to minimize traffic conflict points along Forest Avenue, and shall be subject to review by the Planning Commission at the time of Plan of Development approval. 7. Lighting in parking lots shall be of low intensity, shall be positioned in such a manner as to minimize the impact of such light on adjacent residential areas and be of such type as required or approved by the Planning Commission.

The Planning Office has been advised of the action of the Board of Supervisors and requested to revise its records accordingly and to place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Grenoble Associates
Breckenridge Building Corp.
North Gayton Company
George G. Burkhardt Estate
Ms. Ruth Johnson et. als.