



COUNTY OF HENRICO PLANNING OFFICE

85-BI-15
DISTRICT
G.A.M.

SCALE
0 100 200

C-53C-81

TUCKAHOE



FRANK A. FAISON
County Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

December 3, 1981

C-53C-81

Re: Deletion of Proffer 5 accepted with Rezoning
Case C-15C-80

Regency Park Associates
c/o Virginia Landmark Corporation
P. O. Box 8379
Richmond, Virginia 23226

Gentlemen:

At its November 25, meeting the Board of Supervisors, acting on your request and the recommendation of the Planning Commission, deleted Proffered Condition No. 5 accepted on May 14, 1980 when Rezoning Case C-15C-80 was granted.

The subject property, part of tax parcel 85-B1-15, is described generally as follows:

Fronting 89.8' on the south line of Three Chopt Road beginning 190' west of Parham Road.

All other proffered conditions accepted by the Board of Supervisors on May 14, 1980 remain in effect and further regulate the subject property in addition to all applicable provisions of Chapter 22 (Zoning Ordinance) of the Code of Henrico. Those applicable proffered conditions are:

1. No structure or building constructed or placed on the subject parcel shall exceed 35 ft. in height as measured from the average level of the finished grade at the front or rear building line whichever measurement is more restrictive nor shall any structure or building exceed in any event three stories. This 35 ft. height restriction shall not apply to chimneys, elevator penthouses, water towers, mechanical equipment or similar accessory devices necessary for the operation of the building placed on the top or roof of any structure or building except that such accessory structures and devices shall in no event exceed 45 ft. in height from the ground level pursuant to the procedures for measuring as heretofore outlined.
2. Any mechanical equipment, water tanks, or other accessory devices placed at the top of any structure or building shall be architecturally treated to shield said devices so as to minimize visual and audible impact to adjacent properties.
3. No lighted or unlighted signs, lettering or other identification, logos or symbols shall be placed on any structure or building on the subject parcel abutting said parcel's western boundary, nor shall any sign or other identification device facing west be at a height greater than 10 ft. This (sic) restrictions shall not prevent an identification sign being erected at any entrance or exit way to the subject parcel along Three Chopt Road.

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4. No structure or building on the subject parcel shall have any side abutting or reasonably visible to the property's western boundary line illuminated and all other exterior lighting shall be shielded, low profile and of low intensity so as to minimize any illumination of adjacent property to the west of subject parcel except as required by the County of Henrico.

6. Subject parcel shall not be used for residential purposes nor as a tourist home, motel, hotel, club, fraternity, sorority, lodge, general hospital, sanatorium, rest home or funeral home.

7. Any structure or building constructed or placed on the subject parcel shall be of uniform architectural treatment and exterior construction on all exterior sides.

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 applicable proffered conditions in the Conditional Zoning Index.

Sincerely,



Frank A. Faison,
County Manager

cc: Clerk, Board of Supervisors
Mr. W. L. Hooker
Conditional Zoning Index