

OFFICE BLDG

COUNTY OF HENRICO PLANNING OFFICE  
97-AI-82

C-63C-84

SCALE  
0 100' 200'

BROOKLAND DISTRICT



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

September 17, 1984

WILLIAM F. LaVECCHIA, P.E.  
County Manager

Re: Conditional Rezoning Case C-63C-84

Mr. William F. Kayhoe  
7206 Impala Drive  
Richmond, Virginia 23228

Dear Mr. Kayhoe:

The Board of Supervisors, at its meeting on September 12, accepted your proffered conditions and conditionally rezoned your property from R-4 One Family Residence to O-3 Office District.

The property conditionally rezoned is described as follows:

Parcel 97-A1-82

Beginning at a point 125.05' from the N. line of Lafayette Avenue and continuing N. 15° 26' 40" W., 642.66' along the E. side of Impala Drive; thence N. 73° 10' 06" E., 347.56'; thence S. 16° 12' E., 646.33'; thence S. 73° 46' 50" 356.05' to the point of beginning, containing 5.2 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). They are as follows:

1. No building to exceed one story in height.
2. That portion of the property within the 100 year flood plain as determined by definitive engineering studies at the time of Plan of Development approval shall be regulated as set forth in the C-1, Conservation District.
3. Exterior lighting on the property shall be positioned in such a manner as to minimize the impact of such lighting on adjacent properties and be of such a type as required by the Planning Commission at the time of Plan of Development.
4. A 25' buffer will be provided along the southern property line and a 15' buffer along the eastern property line. Landscaping of these areas will be provided and maintained as required by the Planning Commission at the time of Plan of Development approval.
5. A 6' high buffer of some type of solid fencing will be provided along the north property line if required by the Planning Commission at the time of Plan of Development.
6. The hours of operation that any business on the subject property may serve the general public shall be limited to the time between 6:00 a.m. and 10:00 p.m.

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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 proffered conditions in the Conditional Zoning Index.

Sincerely,

  
W. F. LaVecchia, P.E.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. J. Edward Seay, Jr.  
✓ Conditional Zoning Index