



MULTI-FAM. RESID.
COMM. BUS.

COUNTY OF HENRICO PLANNING OFFICE
86-A1-3

C-74C-84



THREE CHOPT DISTRICT
JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 14, 1985

WILLIAM F. LaVECCHIA, P.E.
County Manager

Re: Conditional Rezoning Case C-74C-84

Mr. David Tufaro
Paulsen McGuire Group #6
203 Francis Scott Key Highway
Baltimore, Maryland 21230

Dear Mr. Tufaro:

This is a correction of our letter to you dated December 18, 1984. The acreage figure was stated incorrectly.

The Board of Supervisors at its meeting on December 12, accepted your applicable proffered conditions and rezoned a portion of your property from A-1 Agricultural to R-5 General Residence District. The B-2 portion of your request and the applicable proffered conditions were deferred until January 23, 1985 at 7:00 p.m. The portion of your property rezoned to R-5 is described below:

Part of Parcel 86-A1-3:

Beginning at a point on the W. line of proposed Gaskins Road said point being +684.12' north of the north line of West Broad Street Road; thence N. $57^{\circ} 39' 26''$ W., 230' +- to a point; thence N. $32^{\circ} 29' 53''$ E., 419.88' to a point; thence N. $57^{\circ} 37' 00''$ W., 210.00' to a point; thence N. $32^{\circ} 7' 16''$ E., 1063.93' to a point; thence S. $54^{\circ} 16' 13''$ E., 130.15' to a point; thence S. $7^{\circ} 41' 47''$ E., 356.03' to a point; thence S. $6^{\circ} 37' 3''$ E., 351.69' to a point; thence S. $6^{\circ} 59' 30''$ E., 707.73' to a rock; thence S. $6^{\circ} 51' 26''$ E., 494.06' to a point; thence N. $57^{\circ} 39' 26''$ W., 896' +- to the point of beginning, containing 22.75 acres.

The Board of Supervisors accepted the following proffered conditions pertaining to the R-5 parcel 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. Exterior lighting shall be positioned in such a manner as to minimize its impact on adjacent residential properties, and be of such a type as required by the Planning Commission at the time of plan of development approval.
2. Landscaping and/or other appropriate buffering will be provided and maintained around the perimeter of the Property to properly screen the Property from adjoining users, as required by the Planning Commission at the time of plan of development review.
3. No mobile sign shall be placed on the Property.
4. There shall be no exposed cinderblock in the exterior walls of any principal building constructed on the Property. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed within that portion of the Property rezoned to a business zoning classification shall be similar to the

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other exposed portions of exterior walls of such building in architectural treatment and materials.

5. Certificates of occupancy for any portion of the Property shall not be granted until such portion of the Property has access to Broad Street Road by way of a publicly dedicated roadway constructed through the Property.
6. No swimming pool or clubhouse constructed within that portion of the Property rezoned to an R-5C classification shall be located within one hundred (100) feet of the boundaries of the Property.

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 amended proffers in the Conditional Zoning Index.

Sincerely,



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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Estate of W. Griffith Purcell
Mr. John M. Purcell, Jr.