

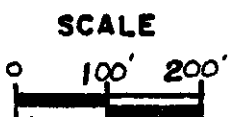
**A-1 TO R-5C  
9.6 ac.**

MULTI-FAM.

COUNTY OF HENRICO PLANNING OFFICE

86-B2-18

C-92C-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-92C-84

Messrs. Henry F. Stern and  
David Arenstein  
P. O. Box 31014  
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on January 9, accepted your amended and restated proffered conditions and conditionally rezoned your property from A-1 Agricultural to R-5 General Residence District.

The rezoned property is described as follows:

Parcel 86-B2-18:

Beginning at a point on the S. line of St. Martin's Lane 699.99' east of its intersection with the E. line of Tuckernuck Drive; thence S.  $56^{\circ} 32' 25''$  E., 279.67' along the S. right-of-way line of St. Martin's Lane to a point; thence S.  $26^{\circ} 13' 35''$  W., 175.00' to a point; thence N.  $56^{\circ} 33' 10''$  W., 3.89' to a point; thence S.  $25^{\circ} 59' 35''$  W., 100.00' to a point; thence S.  $56^{\circ} 33' 10''$  E., 439.32' to a point; thence S.  $25^{\circ} 59' 30''$  W., 380.00' to a point; thence N.  $56^{\circ} 47' 40''$  W., 936.14' to a point; thence N.  $45^{\circ} 15' 40''$  E., 667.72' to the point of beginning, containing 9.6 +- 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:

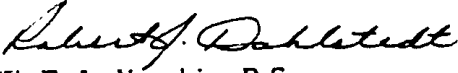
1. Parking lot lighting shall be of low intensity and shall be positioned in such a manner as to minimize its impact on adjoining parcels.
2. Except for emergency vehicles, there shall be no vehicular access to or from the Property, to or from a road in common adjoining the property to the east.
3. The owner shall not request certificates of occupancy for dwelling units on the Property until the construction of St. Martin's Lane from its present westernmost terminus to Tuckernuck Drive has been completed.
4. A landscaped or natural buffer area, having a minimum width of fifteen (15) feet shall be maintained along the eastern and southern boundaries of the Property adjoining the J. R. Tucker High School facilities, except to the extent necessary for utility easements, roads, driveways or other purposes required by the Planning Commission at the time of Plan of Development approval, or by any other governmental body, agency, commission, board, department or official thereof. Existing vegetation, underbrush and fallen, diseased or dead plant growth may be removed from such buffer area, and additional plantings may be added.

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5. No building constructed on the Property shall exceed the lesser of thirty (30) feet and two stories in height.

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,

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Mr. Jay M. Weinberg  
Conditional Zoning Index  
St. Martin's Land Limited Partnership