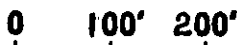


COUNTY OF HENRICO PLANNING OFFICE

C-45C-86



84-BI-1  
TUCKAHOE DISTRICT

IAC



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

June 18, 1986

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

Re: Conditional Rezoning Case C-45C-86

Investors Savings & Loan Association  
5008 Monument Avenue  
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on June 11, granted your request to conditionally rezone property from R-6 General Residence and B-1 Neighborhood Business to O-2C Office District (Conditional), described as follows:

Parcel 84-B1-1:

Beginning at a point (rod) on the line of the N.W. Quadrant of the intersection of Parham Road and Gayton Road; thence along an arc to the right with a radius of 20' 0" and a cord bearing of N. 75° 32' 22" W., 25.99' to a point on the N. line of a Gayton Road; thence along an arc to the left with a radius of 451.17' and a cord bearing of N. 43° 50' 33" W., 138.43' to a point (rod) on the north line of Gayton Road; thence N. 19° 06' 15" E., 255.12' to a rod; thence S. 76° 16' 30" E., 159.69' to a point (rod) on the W. line of Parham Road; thence S. 19° 06' 15" W., 265.09' along Parham Road to a point (rod); thence S. 24° 10' 50" W., 65.74' along Parham Road to the beginning point, containing 1.05 acres (48,918 S.F.)

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. The existing solid brick privacy wall located along the western property boundary shall be retained or replaced with a new six-foot brick wall. The existing vegetation along the southern boundary adjacent to Gayton Road shall be retained. Additional evergreen plantings will be provided where possible to achieve a minimum planting buffer of ten feet along the southern boundary. The eastern property boundary paralleling Parham Road shall have a minimum landscaping strip of five feet.
2. Exterior lighting shall be position in such a manner as to minimize the impact of such lighting on adjacent residential properties and be limited to a maximum pole of fifteen feet in height.
3. The height of any structure shall not exceed thirty-five feet.

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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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

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

cc: Clerk, Board of Supervisors  
Real Estate Assessment  
Conditional Zoning Index ✓  
Gary L. Clower & Associates  
Boddie-Noell Enterprises, Inc.