

COUNTY OF HENRICO PLANNING OFFICE

PT. 104-B1-2

BROOKLAND DISTRICT

JAS

OFFICE
C-98C-86





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

January 20, 1987

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

Re: Conditional Rezoning Case C-98C-86

Mr. Mark A. Dankos
4222 Cox Road, Suite 101
Glen Allen, Va. 23060

Dear Mr. Dankos:

The Board of Supervisors at its meeting on January 14, granted your request to conditionally rezone from R-4 One Family Residence to O-1C Office District (Conditional), described as follows:

Part of Parcel 104-B1-2, Garden City Subdivision, part Lots 19, 20, 21, & 22 plus Lots 23, 24, and 25, Block 201, Sec. E.

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 more than seven thousand five hundred (7,500) square feet of gross leasable floor area shall be constructed on the Property.
2. Any building constructed on the Property shall be substantially similar in architectural treatment to the building shown on a drawing entitled "Law Office Building for Mark Dankos, Sheet A-2," prepared by Thomas W. Hamilton & Associates, A.I.A." and dated November 4, 1986. (Plan filed in zoning case file.)
3. A landscaped buffer area of a minimum width of twenty (20) feet, shall be maintained along the eastern boundary of the Property, except for utility easement or other purposes required or approved by the Planning Commission at the time of Plan of Development review or by any applicable governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from the buffer area, and if so removed, additional plantings shall be added. Where the placement of utility easements within the buffer area results in the inability of the owner to provide adequate screening within such buffer area, screening shall be provided adjacent to such buffer area, to properly screen development on the Property from adjacent properties, as determined by the Planning Commission at the time of landscape plan review.
4. There shall be no direct vehicular access to and from the Property, to and from Bridgeport Avenue, unless required by any governmental body having jurisdiction with respect thereto.
5. A landscaped buffer area of a minimum of ten (10) feet in width shall be maintained along the northern boundary of the Property commencing at the front building set back line. A staggered double row of white pines, a minimum of six (6) to eight (8) feet in height when planted, shall be planted within the aforesaid buffer area, to provide additional screening between the Property, and properties

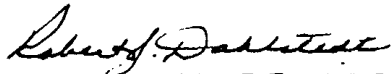
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to the north thereof.

6. Parking lot lighting shall be provided by directional fixtures, which shall be positioned in such a manner as to minimize the impact of such lighting off-site, and which produce a lighting intensity of a maximum of one-half (1/2) foot candle at the boundaries of the Property abutting residential development.

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., A.I.C.P.,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
✓ Mr. Jay M. Weinberg
Ms. Rosie M. Rivers
Mr. & Mrs. John J. Anderson