

NURSING HOME

COUNTY OF HENRICO PLANNING OFFICE

PT. 14 - BI - 23

VARINA DISTRICT

C-10C-87



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

March 17, 1987

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

Re: Conditional Rezoning Case C-10C-87

Mr. Larry Horton  
Fralin & Waldron, Inc.  
P. O. Box 20069  
Roanoke, Virginia 24018-0503

Dear Mr. Horton:

The Board of Supervisors at its meeting on March 11, granted your request to conditionally rezone property from A-1 Agricultural to R-6C General Residence District (Conditional), described as follows:

Part of Parcel 14-B1-23:

Beginning at a point 442.35' southwest of the intersection of Airport Drive and Washington Street; thence 718.39', S. 54° 22' 50" E., to a point; thence 400'; S. 48° 17' 20" W., to a point; thence 490'; N. 54° 22' 50" W., to a point; thence 150'; N. 40° 01' 50" E., to a point; thence 250', N. 54° 22' 50" W., to a point on Airport Drive; thence 250' to point of beginning, containing 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. The property will only be used for the development of the following uses:
  - a. Nursing home, convalescent home or home for the aged.
  - b. Child care center.
  - c. Any principal use permitted in the R-4 Single Family Residential District.
2. The property will not be used for the following permitted uses:
  - a. Two-family dwellings.
  - b. Multi-family dwellings.
  - c. Rooming and boarding houses.
  - d. Townhouses for sale.
  - e. Condominiums for sale.
3. The principal building shall be constructed of brick on all exposed sides of the building except for windows, doors and ornamental treatment.
4. A 25 foot buffer of existing trees shall be provided along the rear property line adjacent to Fair Oaks Terrace Subdivision.

The said buffer area shall not be disturbed except for the installation and maintenance of drainage and utilities.


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Additional landscaping will be provided as recommended by the Planning Commission at the time of landscape plan approval.

5. The building will be located outside of the airport approach zone, the building will only be one (1) story 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 accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Rodney E. Williams