

COUNTY OF HENRICO PLANNING OFFICE

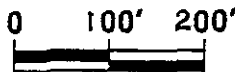
83-A2-24

TUCKAHOE DISTRICT

JAS

OFF. BLDG.

C-15C-87





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

March 17, 1987

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

Re: Conditional Rezoning Case C-15C-87

The Virginia Group, Inc.
P. O. Box 29297
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on March 11, granted your request to conditionally rezone property from R-3 One Family Residence to O-1C Office District (Conditional), described as follows:

Parcel 83-A2-24:

Beginning at a point on the northwest corner of the intersection of Holmes Avenue and Ridge Road, then S. 72° 00' W., 230.84' to a point; then N. 18° 00' W., 99.90' to a point; then N. 72° 00' E., 211.65' to a point; then S. 28° 52' 22" E., 101.73' to the point of beginning, containing .507 acre.

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 office building constructed on this property shall be (a) a two-story Colonial Williamsburg style building not to exceed two stories in height, of residential appearance, (b) with all exterior walls (excluding doors, windows and supplemental treatments) being all brick and (c) such construction being generally compatible with the attached Exhibit "A." (See case file.)

The brick used on such building shall be compatible in color and texture to the brick used in Westham Green.

2. No vehicular access shall be provided from the property to Ridge Road.
3. A 20-foot wide area will be maintained along Ridge Road as a green grass and landscaped area as required by the Planning Commission at the time of Plan of Development approval. Existing trees taller than six feet shall not be removed from such area unless necessary for installation of utilities or drainage.

A 10-foot wide area will be maintained along Holmes Avenue as a green grass and landscaped area as required by the Planning Commission at the time of the Plan of Development approval. Existing trees taller than six feet shall not be removed from such area unless necessary for installation of utilities or drainage and for ingress/egress to the property.

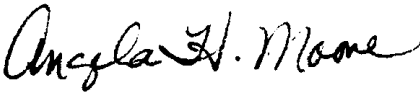
Either area may be disturbed as required by any governmental authority.

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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Ralph L. Axelle, Jr.
Mr. James W. Norrell, et. als.