



EXPAN. OR. CTR.

COUNTY OF HENRICO PLANNING OFFICE

92-BI-1

BROOKLAND DISTRICT

JAS

C-34C-87



July 14, 1987

Re: Conditional Rezoning Case C-34C-87

United Virginia Bank  
P. O. Box 26665  
Richmond, Virginia 23261

Gentlemen:

The Board of Supervisors at its meeting on July 8, granted your request to conditionally rezone from R-2A One Family Residence to O-3C Office District (Conditional), described as follows:

Parcel 92-B1-1:

Beginning at a point, which point is the intersection of the center line of Piney Branch and the eastern property line of the United Virginia Bank Property; thence extending in a northwardly direction N.  $4^{\circ} 42' 32''$  E., 1003.5+-' to a point marked by a rock; thence extending in an eastwardly direction N.  $86^{\circ} 58' 10''$  E., 142.06' to a point marked by a rod; thence extending in a southwardly direction S.  $1^{\circ} 15' 47''$  W., 935+-' to a point in the center line of Piney Branch; thence extending in a westwardly direction along the center line of Piney Branch 220+-' to a point, which point is the point of beginning, containing 3.775 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. A natural buffer area of a minimum of fifty (50) feet in depth shall be retained along the northern and eastern boundaries of the Property to screen development on the Property from adjacent residential properties. Fallen, diseased or dead plant growth within the buffer area may be removed and replaced by additional plantings to properly maintain the buffer area. Where the existence of a utility easement within the fifty (50) foot area precludes the retention of a natural buffer within the easement, alternative means of properly screening development on the Property from adjacent residential properties shall be explored and shall, if reasonably feasible, be implemented.
2. From and after the date of development of the Property and the removal of existing trees and other vegetation up to the edge of the fifty (50) foot buffer to be retained, a wooden privacy fence, no less than five feet in height, will be erected either (a) within the buffer or (b) along the southern and western edges of the buffer. If the fence is erected within the buffer, trees and other vegetation may be removed from the path of the fence as necessary to allow proper construction of the fence. Where the existence of a utility easement within the fifty (50) foot buffer area prevents the construction of the fence within the easement, alternative means of properly screening development on the Property from adjacent residential properties shall be explored and shall, if reasonably feasible, be implemented.

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3. If developed, the Property shall be used solely for surface parking purposes and proffered buffers.

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

RJD:jt  
cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. William A. Walsh, Jr.  
Mr. and Mrs. Mason M. Alvis