

COUNTY OF HENRICO PLANNING OFFICE  
 85 - BI-34  
 TUCKAHOE DISTRICT

C-40C-87



JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

June 16, 1987

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

Re: Conditional Rezoning Case C-40C-87

Heritage Savings & Loan Association  
500 Forest Avenue  
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on June 10, granted your request to conditionally rezone property from R-2A One Family Residence to O-2C Office District (Conditional), described as follows:

Parcel 85-B1-34:

Beginning at a point on the S. line of Fargo Road, then S.  $10^{\circ} 29' 20''$  W., 215' to a point; thence N.  $88^{\circ} 30' 40''$  W., 100.37' to a point; thence S.  $26^{\circ} 30' 50''$  W., 163.18' to a point; thence N.  $65^{\circ} 13' 50''$  W., 62.04' to a point; thence N.  $11^{\circ} 53'$  E., 1,364.32' to a point; thence S.  $88^{\circ} 30' 40''$  E., 170' to a point; thence S.  $26^{\circ} 30''$  W., 22.07' to the point of beginning, containing 1.248 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 existing dwelling on the Property may continue to be used for residential purposes or converted to office purposes, in compliance with all applicable laws. With regard to any new building constructed on the Property, the exposed portion of each exterior wall surface of such building shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. No exposed portion of any exterior wall shall consist of untreated or painted cinderblock.
2. No building constructed on the Property shall exceed two (2) stories in height.
3. No more than 10,500 square feet of gross usable floor area shall be constructed on the Property.
4. A landscaped or natural buffer area of a minimum width of twenty-five (25) feet will be provided along the southernmost sixty-two (62) feet of the Property, abutting the Gateway Apartment property, except to the extent necessary for utility easements or other purposes required by the Planning Commission at the time of Plan of Development review, or by any other applicable governmental body. Existing vegetation and underbrush may, and fallen, diseased or dead plant growth shall be removed from such buffer area, and if so removed, additional plantings shall be added.

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5. Parking lot lighting standards shall not exceed twenty-five (25) feet in height. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level, following the closing of business conducted on the Property.

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., AICP  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
Mr. Jay M. Weinberg  
Ms. Berlene M. Miller

