



ACCESS RD.

C-52-87

COUNTY OF HENRICO PLANNING OFFICE

Pt. 92-A 2-52

BROOKLAND DISTRICT

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

March 15, 1988

Re: Conditional Rezoning Case C-52C-87

River Towers Building No. 3 Joint Venture
Suite 300
1356 Beverly Rd.
McLean, Virginia 22101

Mr. Thomas G. Martin, Partner
River Towers Building No. 3 Joint Venture
8027 Leesburg Pike
Vienna, Virginia 22180

Dear Mr. Martin:

The Board of Supervisors at its meeting on March 9, granted your request to conditionally rezone from R-2A One Family Residence to R-5C General Residence District (Conditional), described as follows:

Part of Parcel 92-A2-52:

Beginning at a point on the W. line of Hungary Spring Road, said point being 470.29' north of the N. line of Lucas Road extended; thence N. $84^{\circ} 02' 01''$ W., 1384.74' to a point; thence N. $84^{\circ} 02' 39''$ W., 59.7' to a point; thence S. $24^{\circ} 40' 46''$ E., 112.45' to a point; thence with a S. $83^{\circ} 48' 54''$ E., 112.55' to a point; thence S. $84^{\circ} 16' 01''$ E., 1334.28' to a point on the W. line of Hungary Spring Road; thence along the W. line of Hungary Spring Road S. $24^{\circ} 59' 05''$ W., 117.93' to the point of beginning, containing 3.602 acres, more or less.

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 shall be used solely for access to the adjacent property on the northwest known as Parcel #92-A2-52.
2. No building shall be situated on the property nor shall the property be used for computation of minimum lot area required for dwelling units.
3. The property shall be used for emergency access only until the occurrence of the first of the following two events:
 - (a) March 9, 1992; or
 - (b) the completion of the widening of both Hungary Road to four lanes between Springfield Road and Staples Mill Road and also the completion of the widening of Staples Mill Road to four lanes (with left and right turn lanes at intersections) from .5 mile south of Parham Road to .2 mile north of Hungary Road.

Mr. Thomas G. Martin, Partner
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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,

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

cc: Clerk, Board of Supervisors
Youngblood, Tyler & Assocs.
Mr. Nicholas A. Spinella
Supervisor, Real Estate Assessment
Conditional Zoning Index