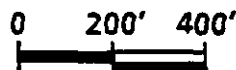


COUNTY OF HENRICO PLANNING OFFICE

APARTMENTS / SINGLE FAM. RES.

C-53C-88



PT. 7-BI-20  
FAIRFIELD DISTRICT

JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 19, 1988

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

Re: Conditional Rezoning Case C-53C-88

Mr. Herbert S. King  
c/o King Properties, Inc.  
4825 Radford Avenue  
Richmond, Virginia 23230

Dear Mr. King:

The Board of Supervisors at its meeting on July 13, granted your request to conditionally rezone from R-2A and R-4 One Family Residence to R-2C One Family Residence (Conditional) and R-5C General Residence Districts (Conditional), property described as follows:

Part of 7-B1-20:

Parcel I

Beginning at the northwest corner of Parcel II; then N.  $1^{\circ} 57' 50''$  E., 525' then N.  $83^{\circ} 20' 00''$  W., 360'; then N.  $10^{\circ} 59' 30''$  E., 212.44'; then N.  $31^{\circ} 40' 30''$  E., 70'; then N.  $58^{\circ} 19' 30''$  W., 230'; then N.  $31^{\circ} 40' 30''$ , 185' then S.  $86^{\circ} 10' 30''$  E., 410' to the point of beginning, containing about 4.8 acres.


Parcel II

Beginning at a point on the western line of Harvie Road and proceeding S.  $2^{\circ} 04' 30''$  W., 1078.01'; then N.  $84^{\circ} 30' 30''$  W., 418'; then N.  $1^{\circ} 57' 50''$  E., 1,000'; then S.  $86^{\circ} 10' 30''$  E., 415' to the point of beginning, containing 9.9 acres.

The Board of Supervisors accepted the attached proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

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

Attachments:

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



APPROVED BY THE BOARD OF SUPERVISORS ON 7/13/88. *MJD*

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL  AMENDED

*C-53C-88*

Pursuant to section 22-121(b) of the County Code, the owner or duly authorized agent hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

*Ralph H. ...* \_\_\_\_\_ *5-7-88*  
Signature of Owner or Applicant\* Date

\* If Applicant is other than Owner, Form POF-004-3/87, Special Limited Power of Attorney must be submitted with this application.

A. The following proffers are applicable to Parcel 1 to be rezoned R-5C.

*50 RA 7-13-88*

1. There shall be a landscaped buffer area ~~25~~ feet in width running along that portion of the southern and western boundary lines of such parcel adjoining property zoned single-family residential and also along the entire northern boundary line of such parcel, in all of which landscaped buffer areas a row of evergreen trees 6-8 feet tall at planting shall be planted and maintained 8 feet apart on center.

2. At the property lines of such parcel adjoining property not zoned R-5 the level of illumination shall not exceed one-half foot candle.

3. Any building constructed on such parcel shall be similar in appearance and quality of construction to the existing Kings Point development.

4. Plans for any surface water run-off from such parcel shall be designed to drain generally towards Laburnum Avenue and not Harvie Road.

B. The following proffers are applicable to Parcel 2 to be rezoned R-2C:

1. There shall be a landscaped buffer area 25 feet in width running along the eastern boundary line of such parcel, in which a row of shade trees 3 1/2-4 inches caliber measuring one foot from the ground at the time of planting shall be planted and maintained 40 feet apart on center. This landscaped buffer area

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COUNTY OF HENRICO

C53C-88

may be penetrated for the purposes of providing ingress and egress driveways or roads; in the event of such ingress and egress, any shade trees removed by such ingress and egress shall be replaced generally adjoining such access points.

2. There shall be a landscaped buffer area 25 feet in width along the northern, southern and western boundary lines of such parcel in which a row of evergreen trees 6-8 feet tall at the time of planting shall be planted and maintained 8 feet on center.

3. Any buildings constructed on such parcel shall have a minimum finished floor area of at least 1,800 square feet.

4. There shall be no vehicular access across such parcel from property zoned for multi-family use, whether by a private or county-maintained road.

C. The following proffers are applicable to Parcel 1 to be rezoned R-5C and Parcel 2 to be rezoned R-2C:

1. There shall be no vehicular access between Parcels 1 and 2.

2. Any landscaped buffers applicable to Parcels 1 and 2 shall be installed prior to the issuance of any building permit on either parcel.

3. No rezoning to non-single family residential use shall be requested on Parcel 2 for a period of 20 years.

*add to 6-9-88 proffer*

~~*no rezoning to non-single family residential use*~~

*No rezoning to non-single family residential use shall be requested on parcel 2 for a period of 20 years.*

*for the year*

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