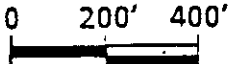


COUNTY OF HENRICO PLANNING OFFICE

SINGLE FAM., TWHSE FOR SALE  
 MULTI-FAM., COMMERCIAL

**C-88C-88**

10-BI-9, 10 pt. of 11  
 VARINA DISTRICT



②

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

September 20, 1988

Re: Conditional Rezoning Case C-88C-88

Darbytown Associates, Inc.  
5001 W. Broad Street  
Richmond, Virginia 23230

Gentlemen:

The Board of Supervisors at its meeting on September 14, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence and B-1C Business Districts (Conditional), property described as follows:

Part of Parcel 10-B1-11:

Parcel 1: R-3AC

Beginning at a point on the eastern R/W line of Bickerstaff Road at its intersection with the southern property line; thence along said R/W, 500.83' to a point; thence N.  $79^{\circ} 33' 15''$  E., 883.99' to a point; thence S.  $10^{\circ} 26' 45''$  E., 350'; thence S.  $79^{\circ} 33' 15''$  W., 525.8' to the point of beginning, containing 5.7 acres more or less.

Parcel 2 was deleted from the request.

Parcel 3: - B-1C

Beginning at a point on the western right-of-way line of Darbytown Road approximately 500' north of the intersection of Darbytown and Oakland Roads; thence S.  $79^{\circ} 33' 15''$  W., 550' to a point; thence N.  $10^{\circ} 26' 45''$  W., 950'; thence N.  $79^{\circ} 33' 15''$  E., 300'; thence N.  $10^{\circ} 26' 45''$  W., 244.44'; thence S.  $88^{\circ} 03' 46''$  E., 419.96' to the western R/W line of Darbytown Road; thence along said western R/W line of Darbytown Road, 119.62' to the point of beginning, containing 15.8 acres more or less.

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,

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. Robert N. Johnson

AMENDED AND RE-STATED PROFFERS  
CASE C-88C-88  
(East of Bickerstaff Road)  
August 3, 1988

C-88C-88  
P112

A. Business Zone, <sup>B-1C</sup> B-2C

1. Within the area zoned business (attachment B-2), all lighting shall be concealed source lighting not exceeding 25 feet in height and directed so as to not illuminate adjacent properties. Lighting intensity shall be no more than 1/2 footcandle at the property line and shall be reduced to security levels after operating hours.

2. Within the area zoned business, parking areas shall have a minimum of 10 square feet of landscaped area per parking space, exclusive of buffers.

3. A 25' landscaped buffer shall separate the business zone from any adjacent residential zone. A minimum 15' landscaped area measured from the ultimate rights-of-way shall be established along all roadways abutting the commercially zoned property.

4. The rear of any building in the business zone visible from the residential area shall be painted in earth tone colors or similar architectural treatment. ~~Untreated~~ <sup>OR EXPOSED</sup> cinder block shall not be permitted.

B. Residential Zone, R-3AC

5. Any dwelling unit constructed within the <sup>A</sup> areas described by the metes and bounds shown in attachment R-4 shall meet all the requirements of the R-3A zoning district except that a minimum lot area of 10,500 SF shall be required and a minimum finished floor area of 1500 ~~1400~~ SF shall be required, except for one story dwellings which may be 1200 SF. No more than 25% of the dwellings shall be one story.

ACCEPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 14, 1988.

6. All dwelling units and accessory buildings shall be constructed of conventional brick, masonry, stone, wood or composite materials generally used in home building. A mixture of these materials is permissible; however, any cinder block structures shall receive a ~~stucco or parging treatment on the exterior including any exposed foundation.~~ <sup>SHALL NOT BE EXPOSED</sup>

*Requires  
brick foundation  
see Aug. 11, 1988  
plan com. min. 25  
P. 25  
Arch 3-27-91  
See 4-12-90  
re-cert.  
by work.*

7. No use shall be permitted within the R-3A area other than principal and accessory uses permitted without a special exception.

8. All buffer areas shall be landscaped in accordance with a plan to be approved by the Planning Commission. Drainage and utility lines may cross the buffer areas. Natural areas with existing trees and vegetation may form all or part of a landscaped buffer area.

9. The developer shall be required to submit separate plans of development or plans for conditional approval for each section of a proposed subdivision.

*C-88C-88  
P102*

*Approved (initial)  
8-11-88*

ACCEPTED BY THE BOARD OF SUPERVISORS ON SEPTEMBER 14, 1988.