

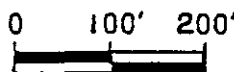
COUNTY OF HENRICO PLANNING OFFICE

PT. 94-A2-21

THREE CHOPT DISTRICT

OFFICES

C-11C-89



4-12-89
APP.

JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 18, 1989

Re: Conditional Rezoning Case C-11C-89

Mr. and Mrs. Ned M. Grossberg
201 Hillwood Avenue
Richmond, Virginia 23229

Gentlemen:

The Board of Supervisors at its meeting on April 12, granted your request to conditionally rezone from B-3 Business and R-3 One Family Residence to O-1C Office District (Conditional), property described as follows:

Part of Parcel 94-A2-21, Part of Reserved Lot 3, Block F, Section B, Dickensdale Subdivision.

The Board of Supervisors accepted the following 13 proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).


1. Office building to be constructed on site shall be of Colonial design on rendering attached (See case file).
2. Building constructed on site not to exceed 4,500 square feet of gross floor area and developer will endeavor to maximize the green area on site to provide not less than 50% of site as green area.
3. Building not to exceed 1 story in height.
4. Developer will not request in site plan or Plan of Development approval that driveway entrances or exits be located on Indigo Road. Such entrance or exits will only be located on said street if required by Henrico County Planning Commission.
5. Exterior trash receptacles/containers/dumpsters (dumpsters) placed on property for use by owner or tenants will be located as close to Broad Street as possible and as far from Indigo Road as possible and additionally said dumpsters shall be enclosed within a fenced area with the height of the fence to be above the height of the dumpsters.
6. Perimeter of site along Indigo Road to be buffered with evergreen bushes and trees and such other deciduous bushes and trees as may be practical. Additional landscaping and planting on other portions of the site as required by Henrico County Planning Commission.
7. Exterior lighting on site for parking areas shall be kept to a minimum and placed as low to the ground as possible and practical with emphasis being placed on limiting view of lighting structures or fixtures from residential properties along Reed Road and Indigo Road.
8. Site to be developed using the present grade of the property as is practical with floor level of first floor of building to be at the minimum height above the

Mr. and Mrs. Ned M. Grossberg
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- existing flood plain as permitted by Henrico County. No major benching or filling will be permitted on the property.
9. Office uses shall be limited to business operations as permitted by O-1 zoning ordinance which normally conduct business during daylight hours.
 10. Building to be constructed on site shall have its rear wall located as close to property line along Horsepen Branch as permitted by Henrico County ordinance or Planning Commission. Site Plan and Plan of Development will request rear building wall along property line of Horsepen Branch.
 11. The design and location of drainage structures as required for the development of the property will be, insofar as reasonably possible and practical, such as to assist the County or others with the resolution of existing offsite drainage problems along Reed and Indigo Roads.
 12. No billboard advertising signs will be permitted on the property. Signage limited to that as permitted in O-1 Office District.
 13. Developer will not request a change of zoning classification for 5 years from April 1, 1989 provided zoning of adjacent property in Dickendale subdivision remains in its current classification.

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

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. William S. Smithers, Jr.