

RTHC

A-1

RTHC R-6C to O-2C
O. 43 06

PARKWAY

LEXINGTON VILLAGE

RTHC

R-5C

R-6C

O-3C

FORT MCHENRY

ERIN SHADES

B-1C

W. BROAD STREET

A-1

B-2C

O-3C

M-1C

DEEP ROCK ROAD

COUNTY OF HENRICO PLANNING OFFICE
PT. 86 - A1 -
THREE CHOPT DISTRICT

OFFICES

C-4C-89





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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

February 14, 1989

Re: Conditional Rezoning Case C-4C-89

ELB Associates
3850 Gaskins Road, Suite 210
Richmond, Virginia 23233

Gentlemen:

The Board of Supervisors at its meeting on February 8, granted your request to conditionally rezone property from R-6C General Residence (Conditional) and RTHC Residential Townhouse (Conditional) to O-2C Office District (Conditional), described as follows:

Part of Parcel 86-A1-1:

Parcel B - R-6C to O-2C

Beginning at a rod on the N. line of West Broad Street, (U.S. Route 250), said rod being 324.7 +/-' from the W. line of Fort McHenry Parkway extended; thence N. 36° 11' 27" E., 480 +/-' to the point and place of beginning; thence N. 36° 11' 27" E., 220.05' to a point; thence S. 59° 16' 54" E., 38.07' to a point on the W. line of Fort McHenry Parkway; thence continuing along Fort McHenry Parkway in a curve to the left having a radius of 1055.51' and a length of 227.65' to a point; thence N. 58° 15' 20" W., 111.64' to the point of beginning, containing about .36 acre.

Parcel C - RTHC to O-2C

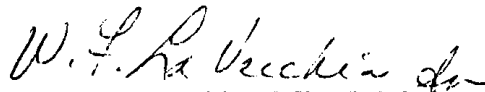
Beginning at a rod on the N. line of West Broad Street, said rod being 324.7 +/-' from the W. line of Fort McHenry Parkway extended; thence N. 36° 11' 27" E., 830.11' to a rod and point of beginning; thence S. 27° 32' 38" E., 20.54' to a rod on the W. line of Fort McHenry Parkway; thence continuing along Fort McHenry Parkway in a curve to the left having a radius of 1055.51' and a length of 119.01' to a point; thence N. 59° 16' 54" W., 38.07' to a point; thence N. 36° 11' 27" E., 130.04' to a rod and place of beginning, containing about .07 acre.

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

ELB Associates
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February 14, 1989

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. Jay M. Weinberg



COUNTY OF HENRICO, VIRGINIA

PROFFERS FOR CONDITIONAL REZONING

ORIGINAL AMENDED AND RESTATED

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:

ELB ASSOCIATES

By [Signature] Attorney-in-Fact Date January 11, 1989

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

CASE C-4C-89

Proposed O-2C

1. Exterior Materials. The visible portions of exterior wall surfaces (front, rear and sides, not including rooftop screening materials for mechanical equipment) of each building constructed on the Property shall be similar in architectural treatment and materials to the other visible portions of exterior wall surfaces of such building and shall not be constructed of untreated or painted cinder block, asbestos shingles, metal, imitation brick or stone siding material.

2. Parking Lot Lighting. Parking lot lighting shall be produced from concealed sources of light and shall be reduced to no more than a security level following the close of business operations on the Property. Parking lot lighting standards shall not exceed twenty (20) feet in height.

3. Vehicular Access. Prior to the issuance of a Certificate of Occupancy for any portion of the Property, a vehicular cross access driveway shall be established at a mutually acceptable location so as to enable the property adjoining subject parcel on the west to have vehicular access, in common with others, to Fort McHenry Drive.

Completion of any development

RECEIVED

JAN 11 1989 [Signature]

PLANNING OFFICE
COUNTY OF HENRICO

ACCEPTED BY THE BOARD OF SUPERVISORS
February 8, 1989

PLANNING OFFICE