

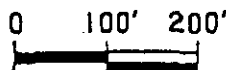
COUNTY OF HENRICO PLANNING OFFICE

OFFICE / WAREHOUSE

98-A2-8

C-17C-90

BROOKLAND DISTRICT



JAS

Delete # 2 of original letter



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

WF LaVECCHIA, P.E., AICP
County Manager

August 14, 1990

Re: Conditional Rezoning Case C-17C-90

Messrs. Michael E. & Billy C. Hertless, Jr.
P. O. Box 31636
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on August 8, granted your request to reconsider and delete one of two conflicting proffered conditions on Conditional Rezoning Case C-17C-90 on May 9, 1990.

Proffered condition two was deleted:

2. No building constructed on the property shall be located within 40 feet of the right-of-way of Mountain Road as is determined at the time of Plan of Development review.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and note the deleted proffered condition in the Conditional Zoning Index.

Sincerely,

for W. F. LaVecchia, P.E., AICP
W. F. LaVecchia, P.E., AICP
County Manager

cc: ✓ Clerk, Board of Supervisors
Real Estate Assessment
Conditional Zoning Index
Ralph L. Axselle, Esquire
Mr. Robert B. Ball, Sr.



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

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

May 15, 1990

Re: Conditional Rezoning Case C-17C-90

Messrs. Michael E. & Billy C. Hertless, Jr.
P. O. Box 31636
Richmond, Virginia 23294

Gentlemen:

The Board of Supervisors at its meeting on May 9, granted your request to conditionally rezone from B-1 Business to B-3C Business District (Conditional), property described as follows:

Parcel 98-A2-8:

Beginning at a point on the W. line of the Mountain Road at an oak hub 378.52' north of its intersection with the N. line of North Run Road; thence S. 67° 00' W., 201.31' to a pipe; thence N. 04° 04' 54" E., 113.79' to a pipe; thence N. 67° 00' E., 149.50' to a pipe on the said W. line of Mountain Road; thence S. 23° 00' E., 101.31' to the oak hub at the point of beginning, containing .44 acre.

The Board of Supervisors accepted the attached twelve (12) 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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Robert B. Ball, Sr.
Ralph L. Axselle, Jr., Esquire



APR 12 1990

4-11-90

PROFFERS FOR CONDITIONAL REZONING

PLANNING OFFICE
COUNTY OF HENRICO

C-170-90

ORIGINAL AMENDED

SECOND

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:

*Robert L. Francis, Jr., owner in fact for
Robert B. Bond Sr. (property owner) and Robert E.*
Signature of Owner or Applicant*

4-11-90

Date

Heather and Boy C. Hunter (client)

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

1. Except as specifically requested and specifically approved by the Planning Commission at the time of Plan of Development approval, the exposed portions of the exterior building wall surface closest to and facing (generally parallel) to Mountain Road shall be of brick. The exposed portions of other exterior building wall surfaces on the property shall be similar in architectural treatment and materials to each other and no exposed portion of any exterior wall surface shall contain untreated or painted cinderblock unless specifically requested and specifically approved by the Planning Commission at the time of Plan of Development approval.

2. No building constructed on the property shall be located within 40 feet of the right-of-way of Mountain Road as is determined at the time of Plan of Development review.

3. A landscaped buffer area having a minimum width of 20 feet shall be maintained along the right-of-way of Mountain Road, with such landscaping as required by the Planning Commission pursuant to the Plan of Development review. Ingress and egress access and utility easements may be allowed in such buffer as approved by the Planning Commission at the time of the Plan of Development review. This landscaped area may also be breached as required by the Planning Commission or any other applicable governmental body.

4. Parking lot lighting shall be produced from concealed sources of light, be positioned in such a manner as to minimize the impact of such lighting on adjacent property and be reduced to a security level following the close of business conducted on the property. Parking lot lighting fixtures shall not exceed twenty (20) feet in height above ground level.

*C-15-90
paper 2
regulates
set back
all work*

MAY 9, 1990 ACCEPTED BY THE BOARD OF SUPERVISORS

C-170-90
P112

PLANNING OFFICE

5. Minimum yard depths shall be as permitted and regulated in a B-1 district.

6. Signage on the property shall be as permitted and regulated in a B-1 district.

7. The maximum height of any building on the property shall be as permitted and regulated in a B-1 district.

8. Uses on the property shall be restricted to those permitted and regulated in a B-1 district and those associated with an air conditioning, heating or refrigeration contractor as permitted and regulated in a B-3 district.

9. The hours of operation of any business on this property shall be as permitted and regulated in a B-1 district.

10. Any storage of materials on the property shall be within an enclosed building or within an enclosed opaque fenced area or approved as part of the Plan of Development approval.

11. All roof top heating and air conditioning equipment and all trash receptacles on the property shall be screened from public view at ground level on adjacent properties in a manner approved by the Planning Commission at the time of the Plan of Development review.

12. There shall be a ten foot wide buffer area running the entire length of the rear (western) property line of the property which shall be landscaped as required pursuant to the Plan of Development review. In such buffer area there shall be built and maintained a six foot tall stockade fence running generally along the rear (western) property line of the property as required by the Planning Commission at the time of the Plan of Development review.

*June 15, 90
Buffer 5 is
imposed on
regard to
front yard
setback
agreement
Allen
with*

C-170-90

MAY 9, 1990 ACCEPTED BY THE BOARD OF SUPERVISORS

*C-170-90
P 2 OF 2*