

COUNTY OF HENRICO PLANNING OFFICE

OFFICES

85-A2-8

C-57C-90

THREE CHOPT DISTRICT



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

September 18, 1990

Re: Conditional Rezoning Case C-57C-90

Mr. J. Duke Boswell
2320 Wistar Street
Richmond, Virginia 23294

Dear Mr. Boswell:

The Board of Supervisors at its meeting on September 12, granted your request to conditionally rezone from R-3 One Family Residence to O-2C Office District (Conditional), property described as follows:

Parcel 85-A2-8:

All that certain lot, piece or parcel of land lying and being in Henrico County, Virginia, containing .9819 acres situated on the E. line of Parham Road in Three Chopt Magisterial District, having a frontage of 209.96' on Parham Road; beginning at a point on the said E. line of Parham Road 158.66' west of the W. line of Mayland Drive; thence S. 29° 30' E., 205.29' to a point; thence S. 62° 32' W., 102.04' to a point; thence S. 29° 30' E., 10.28' to a point; thence S. 62° 32' W., 107.96' to a point; thence N. 29° 30' W., 202.02' to a point on the said E. line of Parham Road; thence along said E. line of Parham Road N. 58° 50' 20" E., 209.96' to the point of beginning, and being more particularly shown upon a plat survey made June 26, 1990, by Balzer and Associates, Inc., Planners, Architects, Engineers, Surveyors, entitled "Plat Showing Improvements on 2611 Parham Road, Henrico County, Virginia."

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

1. Exterior Materials. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the Property shall be consistent with residential style construction in architectural treatment and materials. All buildings constructed on the Property shall have exposed exterior walls finished in siding or brick veneer, and with brick faced foundations; together with the appropriate use of natural stone, glass and stucco, (or equivalent permanent architecturally finished material) unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. Such buildings will be "residential" in appearance as specifically approved at the time of Plan of Development review.
2. Buffer Area. Dense evergreen or landscaped buffer areas of a minimum width as set forth below will be provided and maintained, except to the extent necessary, for utility easements, signage or other purposes specifically permitted or required by the Planning Commission at the time of Plan of Development review, or by any

other governmental body:

- (a) Thirty-five (35) foot buffer adjacent to Parham Road with such landscaping and planting as required by the Planning Commission pursuant to the Plan of Development review.
 - (b) Twenty-five (25) foot landscaped buffer along the westernmost property line, so long as the adjoining property along this line remains in residential use.
 - (c) Twenty-five (25) foot landscaped buffer along the southernmost property lines, so long as the adjoining property along these lines remains in residential use.
 - (d) Five (5) foot landscaped buffer along the easternmost property line.
3. Open Space. No more than sixty-five percent (65%) of the parcel may be covered by buildings, driveways and parking areas.
 4. Building Area. The gross square footage of the buildings on the Property shall not exceed 12,500 square feet.
 5. Parking Lot Lighting. Parking lot lighting fixtures shall not exceed eighteen (18) feet in height. Parking lot lighting shall be from fixtures utilizing concealed sources of light (i.e., "shoe box" type) in order to direct light downward and shall be reduced to no more than a security level following the close of business operations on the Property.
 6. HVAC. Heating and air conditioning equipment shall be screened from public view at property lines, in a manner approved at the time of Plan of Development review.
 7. Trash Receptacles. Trash receptacles shall be screened in a manner approved at the time of Plan of Development review.
 8. Limited Access. There shall be no direct access to the Property from Parham Road or Rothland Road unless required by any governmental body at the time of Plan of Development review.
 9. Plan of Development. All uses of the Property shall be subject to Plan of Development review and approval by the Planning Commission in accordance with Section 22-106 of the Henrico County Code.
 10. Height Restrictions. No building shall be constructed on the Property with more than two (2) stories. The height of the buildings shall not exceed thirty (30') feet measured from the average finished grade at the front building line to the mean height level between eaves and ridge. The appropriate rooflines shall be as approved by the Planning Commission at the time of Plan of Development review.
 11. Sign Restrictions. No sign shall be erected of more than twenty (20) square feet. Signs shall be of the ground mounted (not pole mounted) type. The sign shall not exceed ten (10') feet in height.

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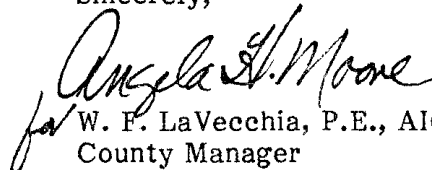
12. Use Restrictions. The following uses shall not be permitted on the property:

- a. Drive-up windows of any kind;
- b. Banks or Savings and Loans unless such offices are administrative in nature and/or deal primarily in mortgage lending;
- c. Medical offices or medical labs
- d. Employment services, or agencies
- e. Funeral home or undertaking establishments
- f. Child care centers

13. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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. D. Brian Richardson, Esquire
Dominion Properties