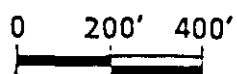


SINGLE FAMILY RESID. / OFFICE

C-1C-91
 (C-1-91 AMENDED)



COUNTY OF HENRICO PLANNING OFFICE

PT. II - BI-31

VARINA DISTRICT

JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

July 16, 1991

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

Re: Conditional Rezoning Case C-1C-91
(C-1-91 Amended)

Richmond Land Company
4796 Finlay Street
Richmond, Virginia 23231

Gentlemen:

The Board of Supervisors at its meeting on July 10, granted your request to conditionally rezone property from R-2A One Family Residence District to R-3C One Family Residence District (Conditional) and O-2C Office District (Conditional), Part of Parcel 11-B1-31, described as follows:

Parcel B:

Beginning at a point on the N. line of Finlay Street, 138.79' west of the intersection of Finlay Street and Oakleys Lane; thence S. 82° 24' 30" W., along the northern line of Finlay Street, 445.25' to a point; thence northerly along a curve having a radius of 30', 49.95' to a point; thence continuing northwardly along the eastern line of Sydclay Drive a radius of 315.63', 188.57'; thence N. 36° 25' 30" W., along Sydclay Drive, 200.95' to a point; thence N. 59° 29' 50" W., 856.24' to a point; thence N. 39° 11' 54" E., 219.04' to a point on the west right-of-way Oakleys Lane; thence S. 9° 40' 52" W., 315.17 along the western line of Oakleys Lane to a point; thence S. 82° 52' W., 179.98' to a point; thence S. 10° 22' 02" W., 102.65' to a point; thence N. 86° 35' 22" E., 44.25' to a point; thence S. 5° 47' 52" W., 141.01' to the point of origin.

Parcel C:

Beginning at a point which is the intersection of the western R/W line of Oakleys and the southern R/W line of proposed Audubon Drive; thence S. 09° 40' 52" W., along Oakley's Lane, 267.30' to a point; thence N. 39° 11' 54" W., 219.04' to a point; thence N. 9° 41' 20" E., 140.76' to a point; thence S. 74° 15' 33" along the R/W of Audubon Drive to the point of origin.

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):

O-2C Property

1. All exterior lighting on the O-2 portion of the property shall have a maximum height of 15'-0" above the finished grade. All exterior fixtures shall be of the shoe box style and shall be

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- shielded such that the glare of the lights cannot be seen from any adjacent residentially zoned properties.
2. A double sided wood shadow box style fence 6' - 0" in height shall be placed along the property line separating the O-2C zoned property from the residentially zoned property. The fence shall be constructed as part of the O-2 project and shall be maintained in good condition at all times. The fence shall be terminated 15' from the r/w line of any street.
 3. All buildings shall be limited to two stories in height.
 4. All buildings shall be designed such that all building sides are similar in appearance, and such that all building sides are constructed of like materials.
 5. All buildings shall be constructed of brick, decorative concrete masonry units, stucco, glass, beaded siding, or other materials of comparable or superior quality; however, the following materials shall be specifically excluded: plain concrete masonry units, corrugated or metal siding with exposed fasteners, plywood or hardboard sidings (other than beaded colonial sidings).

R-3C Property

6. A 10' landscaping easement shall be provided in all side or rear yards which adjoin Finlay Street or Oakleys Lane. Natural vegetation shall be maintained in these landscape easements where it exists. Where natural vegetation does not exist or where it is insufficient, it shall be supplemented with white pine trees 5'-0" in height and planted 15 feet on center in accordance with the following:
 - a. Rear Yards - in rear yards the plantings shall be continuous for the entire length of the rear lot line.
 - b. Side Yards - The plantings shall begin at a distance of 40' from the front lot lines and continue to the intersection of the side lot line and the rear lot line.

Richmond Land Company
July 16, 1991

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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., AICP,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. Robert F. Nelson, Jr.