

COUNTY OF HENRICO PLANNING OFFICE

83-A2-17,26 PT. 15

TUCKAHOE DISTRICT

RETAIL

C-32C-91



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

September 17, 1991

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

Re: Conditional Rezoning Case C-32C-91

Mr. James E. Covington, Jr.
The Covington Company
P. O. Box 5809
Richmond, Virginia 23226

Dear Mr. Covington:

The Board of Supervisors at its meeting on September 11, granted your request to conditionally rezone property from R-3 One Family Residence to B-1C Business District (Conditional), Parcels 83-A2-17, 26 and part of 83-A2-15, described as follows:

Beginning at a point located on the western property line of Ridge Road where it intersects with the southeastern corner of the property; thence from said point of beginning and leaving Ridge Road, N. 64°09' 19" W., 268.35'; thence N. 28° 27' 33" E., +- 10'; thence N. 27° 52' 41" E., 190.94'; thence N. 27°36' 58" E., 167.14'; thence along a curve to the right with a radius of 1473.40', and an arc length of 154.71'; thence S. 41° 31' 10" E., 48.76'; thence S. 41° 31' 10" E., 1.29'; thence following a curve to the left with a radius of 30.00', and arc length of 36.63'; thence S. 28° 26' 25" W., 9.51'; thence following a curve to the right with a radius of 517.47', an arc length of +- 250.00' to the point of beginning, containing 1.674 acres.

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):

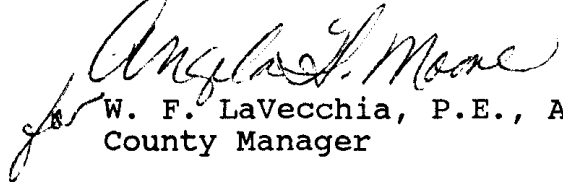
1. The building will be of brick construction on all four sides with accents of wood and glass similar to the sketch identified as Exhibit A (Elevation only) (See case file).
2. The building will not exceed 16,000 square feet.
3. A 6' brick wall will be constructed on the west property line.
4. There will be one trash receptacle for all tenants which will be enclosed by a "brick wall". Trash removal from the site will only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday.
5. The property will not be used as an automotive filling or repair station.
6. Lighting will not exceed 1/2 foot candle at the property lines.
7. Post development stormwater detention on the site shall exceed minimum county requirements.

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8. Sidewalk will be constructed along Ridge Road (both Ridge South and West.
9. The building area shall not exceed 25% of the site.
10. The building shall not be more than two stories in height.
11. There shall be no freestanding McDonald's type "fast-food" restaurant.

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