

COUNTY OF HENRICO PLANNING OFFICE

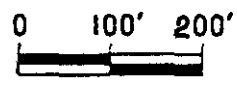
8-BI-32

FAIRFIELD DISTRICT

JAS

PARKING of Vehicles over 5000lbs.

C-33C-91





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
October 15, 1991

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

Re: Conditional Rezoning Case C-33C-91

Mr. Charles E. Green
2815 Mauldin St.
Richmond, Virginia 23223

Dear Mr. Green:

The Board of Supervisors at its meeting on October 9, granted your request to conditionally rezone property from R-4 One Family Residence District to B-3C Business District (Conditional), Parcel 8-B1-32, described as follows:

Beginning at a point on the southern line of Madge Lane, 165' from the intersection of Gordon Lane which point is marked by an iron pin; thence along Madge Lane S. 81° 51' E., 138' to an iron pin; thence S. 8° 09' W., 150' to an iron pin; thence S. 81° 51' E., 65' to an iron pin; thence S. 8° 09' W., 58.97' to an iron pin; thence N. 81° 51' W., 182.33' to an iron pin; thence N. 2° 30' E., 210' to the point of beginning, containing 0.70 acre.

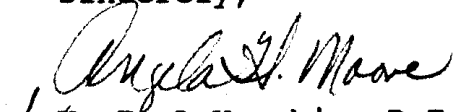
The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. A 50-foot existing buffer will be provided adjacent to north and southern property lines.
2. Property will be used only to park operational trucks, leaf machines, sweepers, farm tractors and other similar equipment.
3. Should the property cease to be used for the purpose identified in Proffer 2, the applicant or the owners of the property shall apply to rezone the property from B-3 back to R-4. Should the applicant and owner fail to rezone the property, the County of Henrico is provided the right to initiate such a rezoning on its own accord.
4. The owner shall erect a 6-foot privacy fence on the western boundary line of the property if the property is subdivided and developed between the western boundary line and Gordon Lane.
5. The owner shall erect a 6-foot privacy fence on the eastern boundary line of the property if residences are constructed within 200 feet of the eastern boundary line.

Mr. Charles E. Green
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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,


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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index