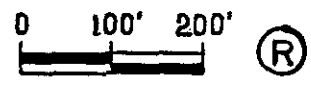


COUNTY OF HENRICO PLANNING OFFICE
 PT. 92 - A2 - 18
 BROOKLAND DISTRICT

OFFICE
C-38G91



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

November 19, 1991

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

Re: Conditional Rezoning Case C-38C-91

First Choice Properties
4911 Duncroft Ct.
Glen Allen, Virginia 23060

Gentlemen:

The Board of Supervisors at its meeting on November 13, granted your request to conditionally rezone property from R-2 One Family Residence to O-2C Office District (Conditional), Part of Parcel 92-A2-18, Part of Lot 37 and Lot 38, Section C, Laurel Heights Subdivision.

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. There shall be no ingress or egress to the property from Staples Mill Road.
2. A fifteen foot (15') natural landscape/buffer area will be maintained along the southern property line, except for utility easements, for as long as the adjacent property to the south remains zoned for residential use, except for existing accessory buildings that may remain.
3. If a new structure is built, it will have a brick foundation; and no portion of any exterior wall shall consist of untreated or painted cinder block or be of predominantly metal exterior, but shall have exposed exterior walls finished in siding or brick veneer.
4. 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 roof lines shall be as approved by the Planning Commission at the time of Plan of Development review.
5. 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.

83A

First Choice Properties
Page 2
November 19, 1991

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,

Angela J. Moore
for W. F. LaVecchia, P.E., AICP,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Mr. and Mrs. William P. Blanton, Jr.
Mr. Walter L. Hooker, Esquire