

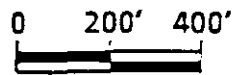
COUNTY OF HENRICO PLANNING OFFICE

OFFICE BUILDINGS and
AMEND PROFFERED CONDITIONS

85 - A 2 - 18,49,71

THREE CHOPT DISTRICT

C-46C-91



JAS



COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

December 17, 1991

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

Re: Conditional Rezoning Case C-46C-91

Dr. John G. Cametas
2305 N. Parham Road
Richmond, Virginia 23229

Dear Doctor Cametas:

The Board of Supervisors at its meeting on December 11, granted your request to amend proffered conditions on Conditional Rezoning Case C-7C-86, and to conditionally rezone property from R-3 One Family Residence to O-1C Office District (Conditional), being part of Parcel 85-A2-49 and Parcel 85-A2-18, described as follows:

O-2C Office District (Conditional)

Beginning at a point, said point being the intersection of the N. line of Fordson Road with the E. line of Parham Road; thence along the E. line of Parham Road; N. $38^{\circ} 05' 00''$ E., 111.00' to a point; thence N. $39^{\circ} 37' 55''$ E., 245.32' to a point; thence S. $54^{\circ} 59' 15''$ E., 488.79' to a point; thence S. $34^{\circ} 26' 10''$ W., 397.12' to a point on the N. line of Fordson Road; thence along the N. line of Fordson Road, N. $55^{\circ} 28' 05''$ W., 482.39' to a point; thence N. $03^{\circ} 15' 00''$ W., 58.31' to a point; and being the point of beginning, together with and subject to covenants, easements and restrictions of record, containing 4.618 acres more or less.

O-1C Office District (Conditional)

Commencing at a point on the N. line of Fordson Road, said point being 540.70' to the intersection of the N. line of Fordson Road with the E. line of Parham Road; thence N $34^{\circ} 26' 10''$ E., 146.57' to a point at the southwest corner of parcel, said point being the point of beginning; thence N. $34^{\circ} 26' 10''$ E., 250.55' to a point; thence S. $54^{\circ} 59' 15''$ E., 55.00' to a point; thence S. $34^{\circ} 26' 10''$ W., 250.00' to a point; thence N. $55^{\circ} 28' 05''$ W., 55.00' to a point; and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing 0.316 acres more or less.

The following substitute proffered conditions accepted by the Board of Supervisors, further regulate the use of your property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

The following proffers supercede those applicable to Case No. C-7C-86. The "Property" is defined as the parcel of land consisting of Tax Parcels Nos. 85-A2-18 and a portion of 86-A2-49 in the aggregate.

1. Architectural Design. The existing office buildings will remain similar in architectural design and character to the structures shown on the copy of the drawings filed with Case No. C-7C-86, which the Owner hereby incorporates by reference. The proposed office building (Building "D") shall be similar in architectural design and character to the structure shown on Exhibit "A" attached hereto dated May 28, 1991.
2. Setbacks. No portion of any office building shall be constructed within fifty (50) feet of the eastern boundary, sixty (60) feet from the northern boundary or within sixty (60) feet of the eastern right of way line of Parham Road, as determined at the time of Plan of Development approval.
3. Height. Except for Building "D" which shall not exceed thirty-five (35) feet in height, no building constructed on the Property shall exceed two (2) stories in height.
4. Site Coverage. The site coverage ratio (inclusive of sidewalks, buildings, parking lots and drive aisles) of the Property shall not exceed 55% in the aggregate nor shall the aggregate finished floor area exceed 50,000 square feet.
5. Buffers. A suitable dense evergreen screen of planting as determined by the Planning Commission at the time of Plan of Development review shall be maintained in a minimum of a thirty-five (35) feet wide area along the eastern boundary of the Property and along the easternmost two hundred fifty-five (255) feet of the northern boundary of the property, except to the extent required for the construction, operation and maintenance of utility lines, driveways or other purposes approved or required by the Planning Commission at the time of Plan of Development review. The existing plantings in the buffer area will be maintained to the extent reasonably practical and supplemental landscaping will be provided as approved or required by the Planning Commission at the Plan of Development review. Underbrush, fallen, diseased or dead plant growth may be removed from the aforesaid buffer area.
6. Parking Lot Lighting. Parking lot lighting shall not produce a lighting intensity in excess of one-half (1/2) foot candle along the boundaries of the Property. Parking lot lighting shall be turned off after business hours (except when the parking lot is being used for church functions) and with the exception of minimum lighting requirements for security purposes.
7. Other Lighting. Exterior lighting on the structures shall be positioned in such a manner as to minimize the impact of such lighting on adjacent residential areas and be of such type as approved or required by the Planning Commission, and after

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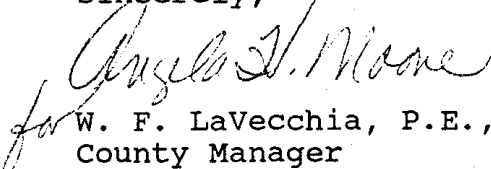
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business hours will be reduced to a level sufficient for security and safety purposes.

8. Use Restrictions. The use of the Property will be restricted to those uses permitted in the respective O-1 and O-2 Office Districts with the exception that the Property shall not be utilized for any of the following:
 - a. Banks, savings and loan, or small loan establishments, drive-in or otherwise.
 - b. Funeral Home or undertaking establishments.
 - c. Child care center.
9. No Mobile Signs. No mobile sign shall be placed on the Property.
10. Sidewalks. A sidewalk shall be provided along the Parham Road frontage of the Property, as approved or required by the Planning Commission at the time of Plan of Development review.

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 condition in the Conditional Zoning Index.

Sincerely,


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

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
Conditional Zoning Index
Messrs. James W. Theobald, Esquire &
Jay M. Weinberg, Esquire