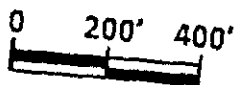


NURSING HOME  
 C-7-91  
 C-7C-91

COUNTY OF HENRICO PLANNING OFFICE  
 97-A2-57 PT. 97-B2-87  
 FAIRFIELD DISTRICT



®

JAS



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

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

March 19, 1991

Re: Conditional Rezoning Case C-7C-91

Stewall Corporation  
10770 Columbia Pike  
Silver Spring, Maryland 20901

Gentlemen:

The Board of Supervisors at its meeting on March 13, granted your request to conditionally rezone from R-5 General Residence, B-1 Business and R-4 One Family Residence to R-6 General Residence and R-6C General Residence District (Conditional), property described as follows:

Parcel 97-A2-57 - Parcels A & B (R-6):

Beginning at a point, said point being the intersection of the S. line of Hilliard Road with the E. line of Hermitage Road; thence S.  $87^{\circ} 57' 15''$  E., 430.00' to a point; thence S.  $04^{\circ} 26' 00''$  E., 505.29' to a point; thence S.  $88^{\circ} 17' 30''$  E., 0.30' to a point; thence S.  $04^{\circ} 21' 15''$  E., 41.27' to a point; thence S.  $87^{\circ} 33' 00''$  W., 304.03' to a point; thence N.  $04^{\circ} 18' 00''$  W., 191.01' to a point; thence N.  $87^{\circ} 33' 00''$  W., 150.00' to a point; thence N.  $04^{\circ} 18' 00''$  W., 264.80' to a point; thence N.  $85^{\circ} 42' 00''$  E., 5.05' to a point; thence N.  $07^{\circ} 00' 00''$  E., 86.56' to a point, together with and subject to covenants, easements, and restrictions of record, containing 4.95 acres more or less.

Parcel 97-B2-87 - Parcel C (R-6C):

Beginning at a point, said point being the intersection of the southwest boundary line of Parcel B and the northwest boundary line of Parcel C; thence S.  $87^{\circ} 33' 00''$  E., 304.03' to a point; thence S.  $04^{\circ} 21' 15''$  E., 115.66' to a point; thence S.  $85^{\circ} 38' 45''$  W., 325.90' to a point; thence N.  $04^{\circ} 21' 15''$  W., 100.00' to a point; thence N.  $85^{\circ} 38' 45''$  E., 20.00' to a point; thence N.  $00^{\circ} 04' 59''$  W., 51.84' to a point; and being the point of beginning, together with and subject to covenants, easements, and restrictions of record, containing .983 acres more or less.

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. Natural and Landscaped Buffers - Southern Boundary Lines. A natural and landscaped buffer twenty (20) feet in width will be provided adjacent to the southern property lines. These buffers shall remain in their natural state, supplemented with additional trees and plantings as required by the Planning Commission at the time of Plan of Development review; dead and falling growth may be removed. These buffers will be undisturbed, except to the extent necessary or allowed for supplemental plantings as required by the Planning Commission at the time of Plan of Development review.

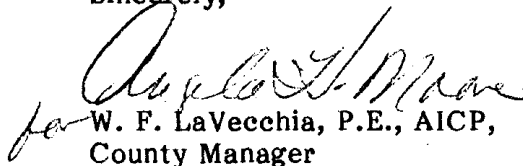
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2. Natural and Landscaped Buffers - Western Property Lines. A natural and landscaped buffer twenty (20) feet in width will be provided adjacent to the western property lines. These buffers shall remain in their natural state, supplemented with additional trees and plantings as required by the Planning Commission at the time of Plan of Development review; dead and falling growth may be removed. These buffers will be undisturbed, except to the extent necessary or allowed for supplemental plantings as required by the Planning Commission at the time of Plan of Development review.
3. Parking Lot Lighting. All parking lot lighting standards on the property will not exceed twenty (20) feet in height above grade. All parking lot lighting fixtures shall be of low intensity, be positioned in such a manner as to minimize the impact of such lighting on any adjacent residentially zoned property and be "absolute cut-off" type (light source being substantially concealed from view by the design of the luminaire). Parking lot lighting shall produce a maximum lighting intensity of one-half ( $\frac{1}{2}$ ) foot candle at the southern and western boundary lines of the property.
4. HVAC. Roof-top heating and air conditioning equipment visible from ground level at the property lines shall be screened from public view with material and in a manner approved by the Planning Commission at the time of Plan of Development review.
5. Exterior Material of Buildings. The exposed portion of each exterior wall surface (front, rear and sides) of each building constructed on the property (excluding roof top screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building architectural treatment and materials.

All buildings constructed on the property shall have exposed exterior walls (above finished grade) of face brick similar to the buildings on Parcels A and B and shall not be painted.

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

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
Conditional Zoning Index  
✓ Ralph L. Axselle, Jr., Esquire  
Mr. Edwin R. Goodman and  
Ms. Margaret Goodman