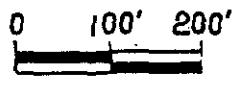


COUNTY OF HENRICO PLANNING OFFICE

OFFICE
C-9C-91

86-B2-41
 THREE CHOPT DISTRICT



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JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

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

April 16, 1991

Re: Conditional Rezoning Case C-9C-91

Mr. Ho Young Jung
1131 West Creeks Drive
Richmond, Virginia 23236

Dear Mr. Jung:

The Board of Supervisors at its meeting on April 10, granted your request to conditionally rezone from R-3 One Family Residence to O-1C Office District (Conditional), property described as follows:

Parcel 86-B2-41;

Beginning at a rod on the W. line of Skipwith Road, said rod being at the intersection of the W. line of Skipwith Road and the S. line of Parham Road; thence S. 22° 29' 15" E., 136.00' along the W. line of Skipwith road to a rod in concrete; thence S. 77° 37' 45" W., 165.56' to a rod; thence N. 7° 36' W., 144.12' to a rod; thence N. 81° 22' E., 121.16' to a rod; thence 9.00' along the arc of a circle with a radius of 32.00' to a rod and point of beginning, containing 0.47 acre.

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

1. Retention of Existing Building. Uses permitted on the Property shall be conducted within the existing principal building thereon, renovated to accommodate such use, and any architecturally compatible addition thereto. Any addition constructed on the Property shall have exposed exterior walls finished in siding or brick veneer, and with brick faced foundations; unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development review. Such additions will be "residential" in appearance as specifically approved at the time of Plan of Development review.
2. Parking. The parking area shall not exceed ten (10) spaces and the minimum parking lot set back shall be 40 feet from the existing Skipwith Road right of way.
3. Height Restrictions. No building shall be constructed on the Property with more than two (2) stories. The height of the buildings shall not exceed twenty-five (25') feet measured from the average finished grade at the front building line to the mean

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height level between eaves and ridge.

4. Use Restriction. No child care center shall be operated on the Property.

5. Limited Access. There shall be no direct vehicular access between the Property and Parham Road, unless required by any governmental body having jurisdiction with respect thereto.

6. Buffer Area. Dense evergreen or landscaped buffer areas of a minimum width as set forth below will be provided and maintained, except to the extent necessary, for utility easements, signage or other purposes specifically permitted or required by the Planning Commission at the time of Plan of Development review, or by any other governmental body:

(a) Ten (10) foot landscaped buffer along the southernmost property line.

(b) Ten (10) foot landscaped buffer along the westernmost property lines, so long as the adjoining property along these lines remains in residential use.

7. Parking Lot Lighting. 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.

8. Parking Lot Paving. The on site parking lot shall be paved and subject to Henrico County parking lot requirements (Section 22-98 of the Henrico County Code).

9. HVAC. Heating and air conditioning equipment shall be screened from public view at property lines, in a manner approved at the time of Plan of Development review.

10. Trash Receptacles. Trash receptacles shall be screened in a manner approved at the time of Plan of Development review.

11. Plan of Development. All uses of the Property shall be subject to Plan of Development review and approval by the Planning Commission in accordance with Section 22-106 of the Henrico County Code.

12. Sign Restrictions. No sign shall be erected of more than twenty (20) square feet. Signs shall be of the ground mounted (not pole mounted) type. The sign shall not exceed ten (10') feet in height.

13. Future Access. Future access will be granted to the adjoining properties (to the west and south) at a cost determined by three MAI appraisals. The POD for the site shall permit future access from the west and south unless prohibited by the planning commission at the time of POD review.

14. Right of Way. Right of way for widening of Skipwith and/or

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Parham Roads shall be dedicated to the County of Henrico and provisions for improvements to said roads shall be made at POD approval. Should the director of public works, at some later date, determine that the additional right of way is no longer needed, the subject property would be deeded back to and made a part of the original parcel of land.

15. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

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
Conditional Zoning Index
Mr. O. Franklin Hamilton