

PT. OF 103-B1-19

FAIRFIELD DISTRICT

OFFICE

C-35C-93



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

October 19, 1993

Re: Conditional Rezoning Case C-35C-93

Mr. Dwayne T. Murphey
Beam, Murphey, Metcalf, & McKay
1500 Forest Avenue, Suite 200
Richmond, Virginia 23288

Dear Mr. Murphey:

The Board of Supervisors at its meeting on October 13, granted your request to conditionally rezone property from R-4 One Family Residence District to O-1C Office District (Conditional), Part of Parcel 103-B1-19, Biltmore, Section B, Block 14, Lots 18-23 described as follows:

From a point of beginning at the northwest corner of U. S. Route 1 and Pennsylvania Avenue; thence S. 80° 17' 30" W., 209.08'; thence N. 06° 71' 23" E., 311.93'; thence N. 80° 17' 30" E., 209.83'; thence S. 06° 19' 20" W., 312.13' ending at the point of beginning, containing 1.44 acres of land 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):

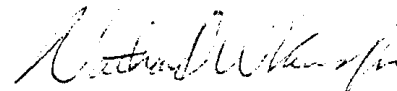
1. Retention of Existing Building. Uses permitted on the Property shall be conducted within the existing buildings thereon, renovated to accommodate such use, and any architecturally compatible addition thereto. Any addition constructed on the Property shall have exposed exterior walls finished in siding 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. Use Restriction. No child care center shall be operated on the Property.
3. 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 daily close of business operations on the Property.
4. 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.

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5. Trash Receptacles. Trash receptacles shall be screened in a manner approved at the time of Plan of Development review.
6. 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.
7. No vehicular access to U.S. Route 1.
8. A wooden fence at least six feet in height or a dense six-foot high hedge shall be provided along the western property line beginning at the front yard setback line of New York Avenue and extending southerly to at least 25 feet beyond the southernmost parking lot or building on site.

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,



Virgil R. Hazelett, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Director, Real Estate Assessment
✓ Conditional Zoning Index
Mr. Junie West
Mr. John G. Dankos