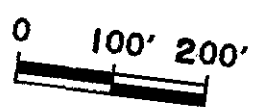


OFFICE BUILDING
C-38C-95



PT. OF 106-B2-8
FAIRFIELD DISTRICT

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

June 18, 1995

Virgil R. Hazelett, P.E.
County Manager

Re: Conditional Rezoning Case C-38C-95

Mr. William H. Lee, Sr.
P. O. Box 25843
Richmond, Virginia 23260

Dear Mr. Lee:

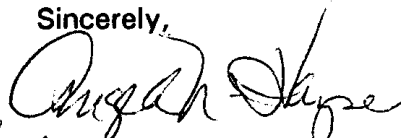
The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from R-4 One Family Residence District to O-1C Office District (Conditional), Part of Parcel 106-B2-8, Lots 14-16, Section A, Stratford Village Subdivision.

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. The use of this property as a child care facility shall not be permitted.
2. A six foot (6') high salt-treated wooden privacy fence shall be installed and maintained along the entire length of the southern property line and along the western property line to the building setback line.
3. All exposed exterior portions of the building foundation shall be constructed of brick.
4. Site lighting shall not exceed fifteen feet (15') in height and shall be confined to a maximum of 0.5 foot candle at the property line.
5. HVAC units shall not be visible at ground level from residentially zoned property.
6. HVAC units shall be ground mounted heat pump style units and shall be effectively screened.
7. Building shall be residential style in appearance and be substantially similar to attached rendering identified as Exhibit "A" (see case file).

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
J. K. Timmons & Assocs.

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