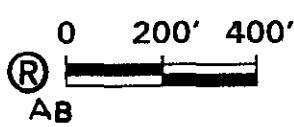


PT. OF 98-A1-58

BROOKLAND DISTRICT

UNSPECIFIED COMMERCIAL USE

C-77C-95



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

August 21, 1996

Re: Conditional Rezoning Case C-77C-95

Haeja Nam Koong
8306 Fordson Road
Richmond, Virginia 23229

Dear Ms. Koong:

The Board of Supervisors at its meeting on August 14, 1996, granted your request to conditionally rezone property from R-3 One Family Residence District to O-1C Office District (Conditional), Part of Parcel 51-A-88, described as follows:

Beginning at a point on the eastern line of Woodman Road as widened, said point being 15.02' E. of a rod found on the present eastern line of Woodman Road, distant thereon 470.64', more or less, north of the northern line of Hungary Road; thence from said point, running in a northerly direction along the eastern line of Woodman Road along a curve to the left having a radius of 1,487.79', 122.65' to the southwestern corner of Lot 1, Block A, in the Plan "Windcliff"; thence from said point, running in an easterly direction, N. 70° 24' 30" E., 155.14' to a rod found at the southwestern terminus of a 16' alley; thence from said point, running in a southerly direction S. 20° 06' 40" W., 119.82' to a point; thence in a westerly direction, S. 69° 53' 20" W., 25.26' to a pipe found; thence continuing S. 69° 35' 56" W., 142.56' to the point and place of beginning, containing .48 acres.

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 subject parcel shall not be used for the following O-1 Office District uses as listed in the zoning ordinances:
 - a) Studio for musician
 - b) Child care center
2. Screening along the north and east property lines will be provided as required by the Planning Commission at the time of P.O.D. approval.
3. Roof top HVAC equipment will be screened from view from all property lines at ground level.

Haeja Nam Koong

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4. The building shall be built and developed substantially in accord with Exhibit B.
5. Screening of dumpsters and recycling activities will be of material similar to building construction.

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
Mr. F. J. Keith