

**C-57C-00**

200' 400'

83-23-C-37 thru 40  
FAIRFIELD DIST

R-4 TO 0-1C  
0.80 Ac.

DENTAL OFFICE

R-4

C-1

R-6

B-3C

B-3C

C-1

C-1

R-5

R-5

R-5

R-4

R-4

B-1

B-1

B-1

R-4

R-5

R-5

R-4

R-4

B-1

B-2C

B-1

R-4

R-4

R-5

R-4

R-4

B-3C

B-1

B-2

B-1

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B-1

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COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

September 27, 2000

Re: Conditional Rezoning Case C-57C-00

Dr. David C. Circeo  
2301 Hilliard Rd., Suite 7  
Richmond, VA 23228

Dear Doctor Circeo:

The Board of Supervisors at its meeting on September 26, 2000, granted your request to conditionally rezone property from R-4 One Family Residence District to O-1C Office District (Conditional), Parcels 83-23-C-37 through 40, described as follows:

Beginning at a rod set on the corner of the N. line of Lakeside Avenue; thence N. 4° 27' 00" W., 192.6' to a point; thence N. 4° 20' 00" E., 200.00' to a point; thence S. 4° 39' 00" E., 191.6' to a point on the S. right of way line of Lakeside Avenue; thence S. 4° 46' 00" W., 200.00' to the point of beginning, containing 0.80 acre more or less.

The Board of Supervisors accepted the following proffered conditions, dated September 15, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

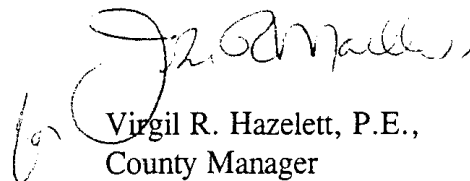
1. Architecture Treatment/Exterior Materials. The building constructed on the property shall be complimentary to the neighborhood in design and materials and residential in character. The exposed portion of each exterior wall surface (front, rear and sides) shall be finished in either, or a combination of, face brick, natural stone, siding or an equivalent permanent architecturally finished material.
2. Buffer. A natural or landscaped buffer to include trees and shrubs will be provided for a minimum often (10) feet along the southern boundary of the property and thirty-five (35) feet along the eastern boundary except to the extent necessary or allowed for utility easements, grading, signage, access driveways or other such purposes. All crossings of the buffer shall be perpendicular. The thirty-five (35) foot buffer along the eastern boundary may be reduced to a minimum of twenty-five (25) feet if buffer substitutes such as a wall, berm, dense landscaping, or the like are provided, and if approved by the Planning Commission during plan of development review.
3. Parking Lot. Parking will not be placed in the front of the building along the Lakeside

Avenue corridor. Parking lot lighting shall not exceed eighteen (18) feet in height above grade level. All parking lot lights shall be of low intensity and will be positioned in order to minimize the impact of such lighting on adjacent property. The light fixture shall be the type that conceals the source of the light. Exterior lighting shall be reduced to security level after hours of operation.

4. Hours of Operation: The business shall operate between the hours of 7:00 a.m. to 7:00 p.m. with the exception of seeing patients on an emergency after hours basis.
5. HVAC: Heating and Air Conditioning equipment shall be screened from public view at ground level at the property lines.
6. Trash Receptacles. Trash receptacles, not including convenience cans, shall be screened from public view at ground level. Trash pick up shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday - Friday and 9:00am to 8:00pm on Saturday.
7. Use Restrictions: No child care center, funeral home, undertaking establishment or abortion services will be permitted to operate on the property.
8. Signage: Any detached signs on the property shall be ground mounted, monumental-type sign. It shall not exceed 6 feet in height above grade level and if lighted, minimal light to accent the sign will be used.
9. Building Size: The building square footage shall not exceed 8,500 square feet.
10. Sidewalk: The existing sidewalk along Lakeside Avenue shall be incorporated in the site plan.

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:  Director, Real Estate Assessment  
 Conditional Zoning Index